

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development	Proposed residential scheme
Site Location	former Ambassador Hotel site, Greenhills, Kill, Co. Kildare
Development proposed by	Housing Department
Display period	Advertised in the Nationalist and in the Leinster Leader on the 28 th June 2022 Public display period from 29 th June 2022- 27 th July 2022 Submissions to be made by 12 th August 2022
Submissions/observations	1 No. submission received. A report on the submissions is included in Appendix B. A list of people who made submissions/observations is provided in Appendix C
Part 8 Reference Number	P82022.12

1. Site Location & Context

The proposed site is located on the site of the old Ambassador Hotel to the south of Kill Town centre. The Kill to Johnstown road bounds the site to the north and the Kill GAA club is located to the east of the site. The Embassy Manor Housing Development is located to the South and to the West of the site is the Embassy Office Park

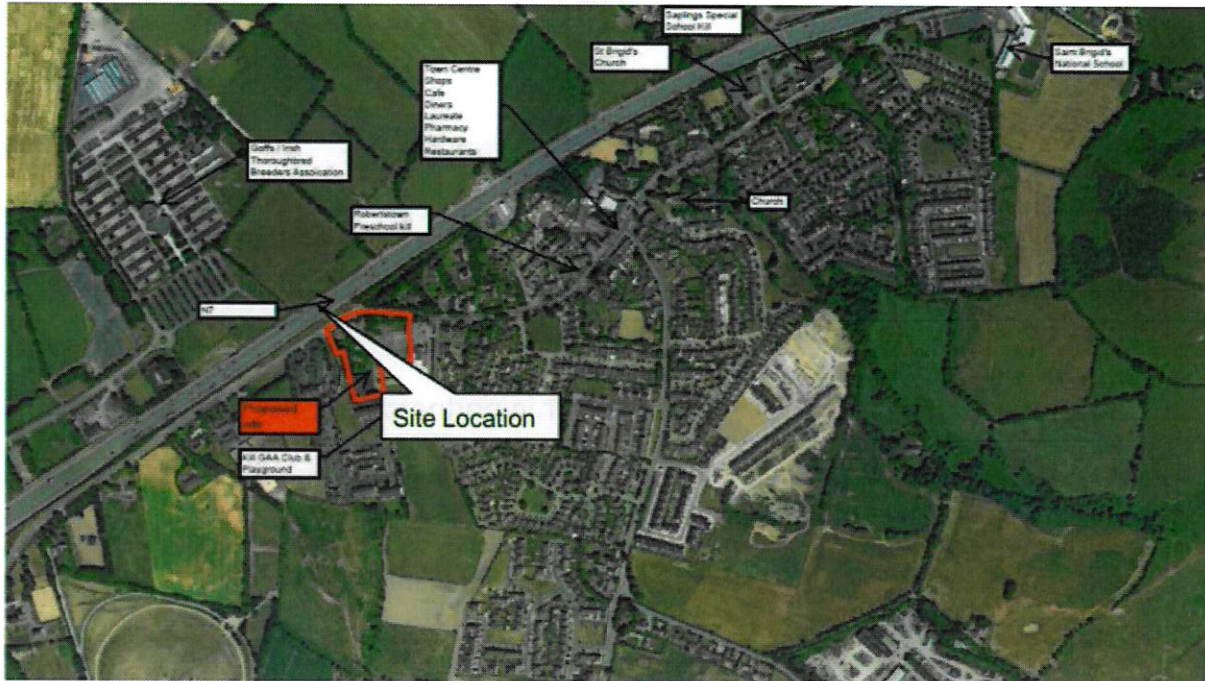


Figure 1 – Site location



Figure 2 – View from access road

2. Description of the Proposed Development

The proposed development comprises of the construction of 33 social housing units to include:

- 8 no. two-storey three bed houses, 21 no. two bed units (of which 8 are apartments and the remaining 13 are two-storey houses) & 4 no. one bed apartments,
- all associated site-works to include, part demolition of existing boundary walls, removal of site entrance wall to the northeast corner of the site, part demolition of the boundary wall to Embassy Manor on the western side of the site and the full removal of existing boundary to Kill GAA Club to the eastern side of the site,
- construction of new site entrance and construction of replacement boundary walls with concrete block walls,
- new landscaping, new internal road network and footpath, public lighting, tree surgery, site drainage works, site car parking, ancillary site services and development works above and below ground.

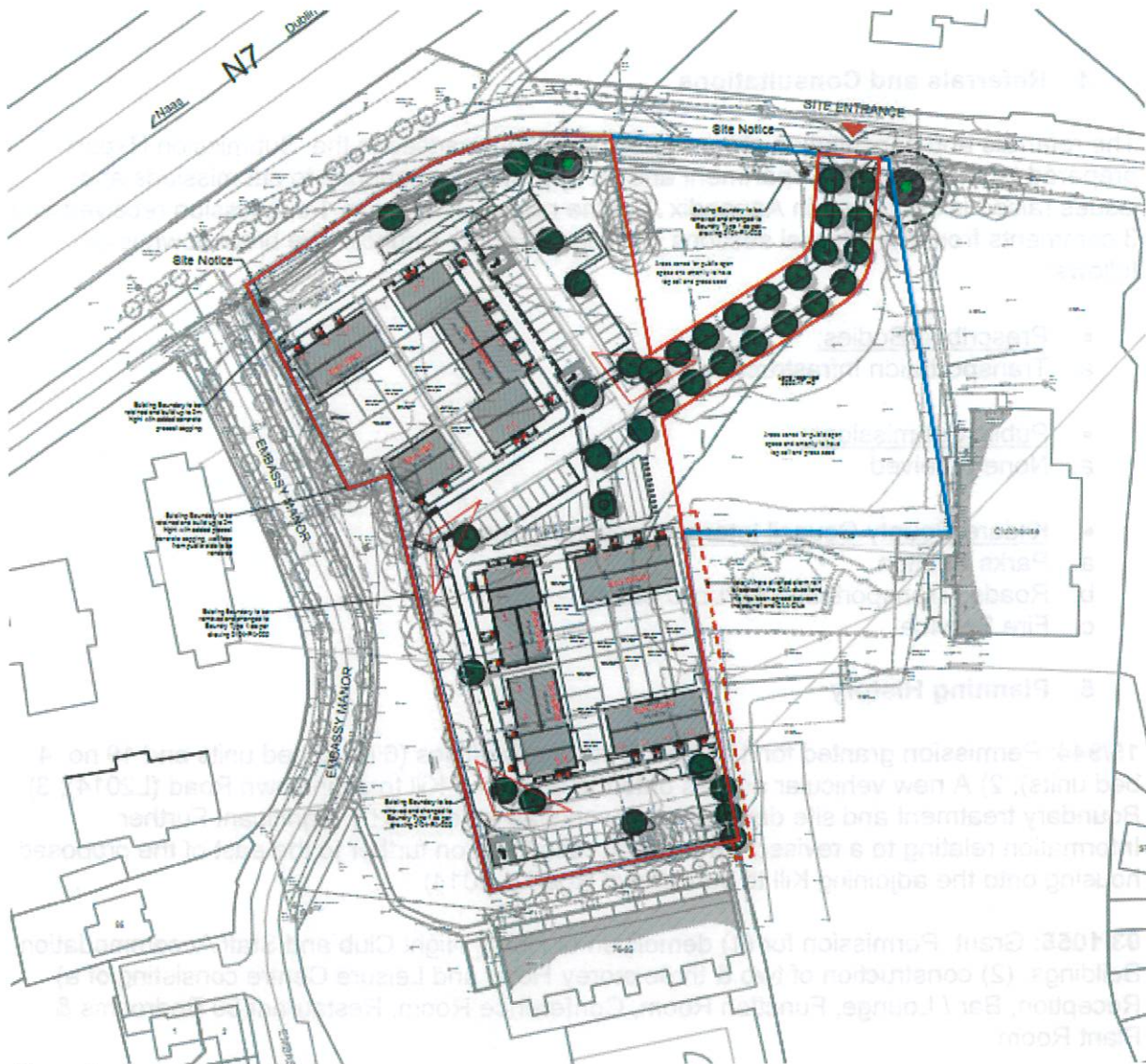


Figure 3 – Proposed site layout

3. Supporting Documents

The proposal is accompanied by the required plans and particulars and in addition:

- Kildare County Council Part 8 Application form
- Detailed Project Drawings
- AA Screening Report & Determination
- EIA Screening Report & Determination
- Ecological Impact Assessment Report
- Preliminary Site Specific Flood Risk Assessment Report
- Design Statement
- Acoustic Report
- Architectural Stage 2 Report
- Arboricultural Impact Assessment
- Site Services Report
- Outdoor Lighting Report
- Housing Mix Statement
- Inward Noise Impact Assessment Report
- 3D views

4. Referrals and Consultations

The referrals and consultation process has been summarised in the 'Submission Report' prepared by the Housing Department and an appropriate response to submissions and issues raised is contained in Appendix A of the report. There was 1 submission received and 3 comments from the internal sections of Kildare County Council. The breakdown is as follows:

- Prescribed Bodies:
 - a. Transportation Infrastructure Ireland
- Public Submissions:
 - a. None received
- Kildare County Council Internal Sections Consultation:
 - a. Parks Section
 - b. Roads, Transportation + Public Safety
 - c. Fire Service

5. Planning History

15/944: Permission granted for 1) 25 no. 2 storey dwellings (6 no. 3 bed units and 19 no. 4 bed units); 2) A new vehicular access onto the adjoining Kill to Johnstown Road (L2014); 3) Boundary treatment and site development works as amended by Significant Further Information relating to a revised vehicular access location further to the east of the proposed housing onto the adjoining Kill to Johnstown Road (L2014)

03/1055: Grant, Permission for (1) demolition of Hotel, Night Club and Staff Accommodation Buildings, (2) construction of two & three storey Hotel and Leisure Centre consisting of a) Reception, Bar / Lounge, Function Room, Conference Room, Restaurant, 99 Bedrooms & Plant Room

6. Policy Context

Kildare County Development Plan 2017 – 2023

Relevant Chapters of the Kildare County Development Plan 2017-2023 include:

Chapter 2 Core Strategy

It is the policy of the Council to:

CS 1 Provide new housing in accordance with the County Settlement Hierarchy.

CS 2 Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.

Chapter 3- Settlement Strategy

Kill is indicated as a Town and is identified to contain local service and employment functions such as convenience retail and are proximate to larger urban centres.

Chapter 4-Housing

Includes policies and objectives for urban design, density, dwelling mix, design/layout, private/public open space, residential development in urban areas;

Chapter 6- Movement and Transport

Includes policies and objectives for movement and transportation, public transport, walking/cycling, road and street network, regional roads, parking, road and street design, traffic and transportation management, public lighting.

Chapter 13- Natural Heritage & Green Infrastructure

Includes policies for natural heritage, protected habitats and species, geology, green infrastructure, trees, woodlands and hedgerows.

NH 1: Facilitate, maintain and enhance as far as is practicable the natural heritage and amenity of the county by seeking to encourage the preservation and retention of woodlands, hedgerows, stonewalls, rivers, streams and wetlands. Where the removal of such features is unavoidable, appropriate measures to replace like with like should be considered, subject to safety considerations.

GI 8: Contribute towards the protection of and manage existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to strengthen local networks.

GI 9: Ensure that proper provision is made for the consideration, protection and management of existing networks of woodlands, trees and hedgerows when undertaking, approving or authorising development.

Chapter 14- Landscape, Recreation & Amenity

Includes policies and objectives for landscapes, landscape sensitivity, water corridors, scenic routes, recreation and amenity.

Chapter 15- Urban Design Guidelines

Includes policies and objectives for town centres, infill sites, greenfield sites, expansion, design of streets, layout design considerations, permeability, legibility, streetscape, public space, linkages.

Chapter 17-Development Management Standards

Includes the specific control measures to ensure new residential development is of high quality.

Kill Small Town Plan 2017-2023

The site is Zoned C– New residential and F- Open Space & Amenity in the Kill Small Town Plan 2017-2023. “To provide for new residential development and To protect and provide for open space, amenity and recreation provision”

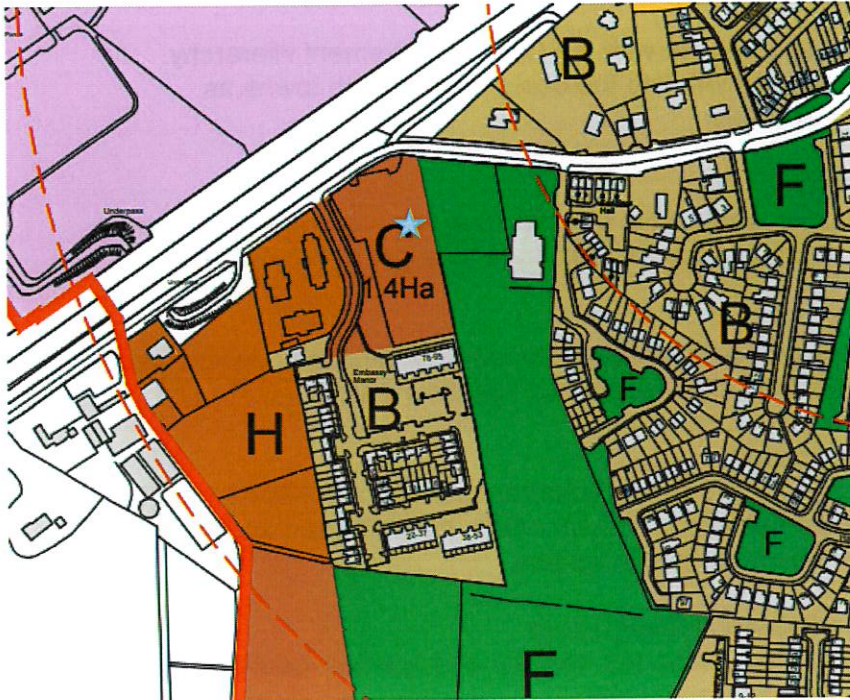


Figure 4 – Zoning

The Small Town Plan at Section 1.5.7 notes that the following principles will govern the future development of the town:

- Consolidating development within the town centre, followed by the sequential development of land/sites in a logical progression from the town centre to the edge of the development boundary;
- Supporting local employment opportunities while also supporting social inclusion and the development of community facilities and infrastructure to cater for the residents of the town;
- Facilitating the development in Kill in line with the ability of local services to cater for growth;
- Supporting the development of renewable energy within and serving the town;
- Protecting and preserving the quality of the natural and built environment of the town, including architectural, archaeological, cultural and natural heritage.

Policy KL1 seeks to facilitate the development of residential developments for the lifetime of the Plan largely within the town centre zone on areas designated as existing residential / infill and on lands zoned new residential.

Policy KL 4 in the town centre seeks to encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses and enhances the built environment and delivers a high quality public realm.

Relevant Government Policy

- Project Ireland 2040 – National Planning Framework (NPF)
- Regional Spatial and Economic Strategy 2019-2031 (RSES) for the Eastern and Midland Regional Area
- Urban Development and Building Heights-Guidelines for Planning Authorities, 2018, Department of Housing, Planning and Local Government
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018, Department of Housing, Local Government and Heritage
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009'
- Quality Housing for Sustainable Communities, 2007 Department of the Environment, Heritage and Local Government
- Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)
- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Built / Natural Heritage

Built Heritage	There are no protected structures in the vicinity of the site.
Archaeological Heritage	The site is located approximately 530m south-east of the National Monuments Service Record of Monuments and Places referred to as an enclosure.
Natural Heritage	<p>No SAC or SPA in close proximity to the subject site. The nearest Natura 2000 is the Red Bog Special Areas of Conservation (SACs), which is located approximately 6.71km to the south of the subject site.</p> <p>An Appropriate Assessment Screening Report was undertaken by the Applicant. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. The Planning Department agrees with the findings and conclusions of the AA Screening.</p>

Flood	The site is not located within a flood zone and there are no historical records of flooding at the site according to the OPW mapping
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7. Assessment

The site is mostly Zoned C– New residential in the Kill Small Town Plan 2017-2023. “To provide for new residential development”. Therefore, the principle of the development of 33 no. residential units on lands zoned new residential is acceptable.

The justification and benefit of the proposed development has been set out in the Part 8 Design statement and Submission Report prepared by the Housing Department. There is an urgent need to provide for new housing, especially social housing throughout Ireland, particularly in Co. Kildare. Kildare County Council therefore proposes to construct 33 social housing units to house families and individuals with different requirements.

Design, Layout & Impact on existing residential amenity

The site has a stated area of 1.0942Ha. The development includes 33 no. social housing units comprising of:

- 6 no. 1 Bed / 2 Person own door (3 Storey Apartment blocks)
- 6 no. 2 Bed / 4 Person own door (3 Storey Apartment blocks)
- 13 no. 2 Bed / 4 Person (2 Storey House)
- 8 no. 3 Bed / 5 Person (2 Storey House)
- New access road from the L2014,
- Development of a landscaped green area and shared spaces,
- Retain and strengthen existing site boundary hedgerows where appropriate, Construction of new boundary
- walls / fences/ railings where applicable,
- Associated site works.



Figure 5 – Indicative Layout

The subject site is 'L' shaped and considered for new residential development close to the centre of Kill Town. The site has been cleared with some fencing along the front boundary. The site boundaries vary from hedgerow, post & wire fence, blockwork walls, and embankment. There are several concrete hard standing areas within the site from the hotel which was demolished a few years ago with some areas of green.

The scheme is designed to take advantage of the shape of the site and the layout presents two development blocks consisting of a U- Shaped configuration with apartments units located at the corners. The 33 units are terraced in nature and the building heights varying from 2 to 3 storeys. Access to the scheme is off L2014, consistent with the previous grant of permission under 15/944.

It is submitted that special consideration will be given to boundary treatments particularly where they adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings are proposed 1.8m high and to be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. It is also stated that the finishes and materials of the units are of high quality and will take account for requirement for low maintenance and durability.

As the site area is given as 1.0942Ha, the net density for the proposed development is approximately 30 units/Ha and this is consistent with Table 4.2 of the Kildare County Development Plan 2017 – 2023.



Fig.4 3D View of Proposal



Fig.5. Site Plan of Proposal

Figure 6 – 3D views and proposed layout

The scheme is consistent with the general standards of housing accommodation set out in Chapter 17 of the Kildare County Development Plan. Having regards to the design, scale and setting of the scheme, it is considered that no overlooking or loss of residential amenity will occur as a result of the proposed development.

Public and Private Open Space

Section 17.4.7 of the Kildare County Development Plan 2017 - 2023 requires a minimum area of open space of 15% of the total site area to be provided within a development for public open space. It is noted that landscaped public open space is provided in 2 areas within the site. To comply with the requirements of Section 17.4.7 of the Kildare County Development Plan 2017 – 2023 an open space provision of 0.1630ha is proposed, which equates to c.14.9% of the site. This is acceptable having regards to the future development of the reserved area zoned for Open Space and Amenity.

Private open space is provided in the form of balconies, associated with the apartment units and providing gardens to the rear of the two storey terraced units. This is considered acceptable to Kildare County Council.

Landscaping

A landscaping plan and design detail for the proposed development sets out the landscaping design for both public and private areas. The landscape strategy for the

8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023,
- The Kill Small Town Plan 2017-2023,
- Kildare County Council's internal departmental reports and Prescribed Bodies reports,
- The EIAR Screening Report,
- The AA Screening Report,
- Appendix B Submissions Report and the responses to the items/issues raised,
- Appendix C List of people who made public submissions,
- The location of the proposed development,
- The nature and extent of the proposed development and
- The recommendations set out below,

It is considered that the proposed Part 8

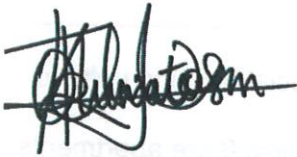
Would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and the Kill Small Town Plan 2017-2023 and would therefore be in accordance with the proper planning and sustainable development of the area.

9. Recommendation

It is recommended to the Mayor and Members of the Naas Municipal District that the proposed Part 8 be proceeded with, subject to the modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 29th June 2022, except where altered or amended by the following modifications.
2. All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023 or as agreed with the Planning Department.
3. The proposed development shall not impair existing land or road drainage.
4. The naming of the scheme shall reflect the local cultural/natural heritage of the area.
5. The finishes to the dwelling units shall be as per indicated on the drawings placed on public display on 29/06/2022, unless otherwise agreed in writing with the Planning Authority.
6. The modifications as detailed in the Parks, Roads and Transportation and Fire Services report and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
7. The proposed development shall comply with the requirements and modifications of Water Services, Kildare County Council.

8. A Construction Management Plan should be submitted before the works commence.
9. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 07.00 - 18.00, Saturday 08.00 - 14.00 or as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.
10. Boundary treatments shall be as indicated on the drawings placed on public display on 29/06/2022, unless otherwise agreed in writing with the Planning Authority.
11. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.
12. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpath and verges by machinery or vehicles travelling to or from the development site during construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean using a wheel wash facility, and for road sweeping by mechanical sweeper to take place as required.



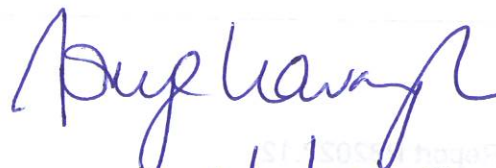
Kehinde Oluwatosin
Senior Executive Planner
03/10/2022



Eoghan Lynch

Acting Senior Planner


Date: 3rd October 2022



4/10/2022

APPENDIX A

APPROPRIATE ASSESSMENT SCREENING REPORT

	<p>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</p>
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(A) Project Details	
Planning File Ref	P8 2022-12
Applicant name	Housing Department
Development Location	former Ambassador Hotel site, Greenhills, Kill, Co. Kildare
Site size	1.0942Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The nearest Natura 2000 is the Red Bog Special Areas of Conservation (SACs), which is located approximately 6.71km to the south of the subject site.
<p>Description of the project/proposed development</p> <p>The proposed development comprises of the construction of 33 social housing units to include:</p> <ul style="list-style-type: none"> • 8 no. two-storey three bed houses, 21 no. two bed units (of which 8 are apartments and the remaining 13 are two-storey houses) & 4 no. one bed apartments, • all associated site-works to include, part demolition of existing boundary walls, removal of site entrance wall to the northeast corner of the site, part demolition of the boundary wall to Embassy Manor on the western side of the site and the full removal of existing boundary to Kill GAA Club to the eastern side of the site, • construction of new site entrance and construction of replacement boundary walls with concrete block walls, • new landscaping, new internal road network and footpath, public lighting, tree surgery, site drainage works, site car parking, ancillary site services and development works above and below ground. 	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development	
	Yes/No

			If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<p>Impacts on sites designated for freshwater habitats or species.</p> <p><u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i></p>	No
2	<p>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</p> <p><u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i></p>	No
3	<p>Impacts on designated terrestrial habitats.</p> <p><u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i></p>	No
4	<p>Impacts on birds in SPAs</p> <p><u>Sites to consider:</u> Poulaphouca Reservoir</p>	<p><i>Is the development within a Special Protection Area, or within 5 km of same?</i></p>	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING DETERMINATION STATEMENT		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)	
Having regard to the nature and scale of development proposed, combined with the distance to the nearest SAC it is not considered that the development has the potential to significantly impact the SAC network	
Name:	Kehinde Oluwatosin
Position	SEP
	30/09/2022

APPENDIX B
SUBMISSION REPORT (Housing Department)

APPENDIX C

LIST OF PERSONS WHO MADE SUBMISSIONS/OBSERVATIONS

1. TII – Transport Infrastructure Ireland