

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.

<p>Type of Development:</p>	<p>The proposed development comprises of the construction of 5 no. dwellings consisting of:</p> <ul style="list-style-type: none">• A terrace block of 2 no. 1-bed Single Storey dwelling, 2 No. 1-bed Apartments Two Storey, and 1 no. 2-bed Two Storey dwelling.• Demolition and alterations to the existing boundary walls and construction of new boundary walls to the proposed site.• Demolition of existing walls bounding:<ul style="list-style-type: none">○ Glandour House, including entrance gate wall to Glandour House, and laneway connecting Woodstock Street with Castle Park housing estate.• Widening of existing lane way and construction of new wall bounding Glandour House Site.• Associated site development works including landscaping,
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	drainage, public lighting, new paths and hard landscaping, ancillary site services and site development works above and below ground.
Site address	Glandour House, Woodstock Street, Athy, Co. Kildare. R14 WK25
Development proposed by:	Housing Department (Architectural Services-Housing Capital Delivery)
Display period:	Advertised in the Leinster Leader 11th October 2022. Public display period from 14/10/2022 until 10/11/2022 (both dates inclusive). Submissions/observations due by Thursday 24 th November 2022
Submissions/observations	There were no submissions from members of the public.
Part 8 Reference Number	P8 2022-19

1. Site Location & Context

The site proposed for development under Part 8 encompasses a stated area of 0.1235 Ha site and is located in the town land of Townparks positioned approx. 1.2Km north-east of the centre of the town centre of Athy. The development land is greenfield and encompasses an irregular shape with a flat topography, patches of overgrowth with an access lane to Woodstock Street. The proposed development site sits behind an existing dwelling 'Glandour House' which is set back some 10m from Woodstock Street. An Architectural Conservation Area is located to the south of the site containing a number of structures designated on the Record of Protected Structures. The site sits in a proximity of approx. 220m west of the Grand Canal (proposed NHA) and circa 292m west of the River Barrow (SAC). The site proposed for Part 8 is Zoned existing Infill/Residential in the Athy LAP (2021-2027). The immediate north, east and west of the site encompasses a residential housing estate (Castlepark estate) designated with the same Zoning. To the South and south-east of the site, there is a commercial building immediately adjacent to an open greenspace bordering the Part 8 site (both Zoned existing infill/Residential).

Fig. 1 Site Location map



Fig. 2 Aerial Image



2. Description of the proposed development

The construction of 5 apartment units to includes a terraced block of 2 no. 1-bed Single Storey dwelling, 2 No. 1-bed Apartments Two Storey and 1 no. 2-bed Two Storey dwelling. Works also include the demolition and alterations to the existing boundary walls the widening of the existing lane way and construction of new wall bounding Glandour House Site.

3. Supporting Documents

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- Part 8 Application form
- Newspaper Notice
- Site Notice

- Privacy Statement
- Circulation list
- Project Description
- EIA Screening
- EIA Determination
- AA Screening
- AA Determination
- Document Register
- Surface Water SuDs Design
- Site Specific Flood Risk Assessment
- Proposed SuDs Strategy.

4. Referrals and Consultations

The referrals and consultation process are summarised and outlined in the 'Submissions Report' prepared by the Housing Department under Section 179 3 (b) of the Planning and Development Act. An response to reports and issues raised is contained in Appendix B of this report.

Prescribed Bodies

Department of Housing Local Government and Heritage:

No objections subject to conditions including Archaeological testing and Monitoring

Internal KCC Departments/Sections

MD Engineer	No objection; conditions /requirements specified
Transportation	No objection; conditions /requirements specified
Environment Department	No objection; conditions /requirements specified
Conservation Officer	No comments or objection received
Heritage Officer	No comments or objection received
Fire Service	No objection; conditions /requirements specified
Strategic Projects Public Realm	No further comments
Housing	No objection; conditions /requirements specified
EHO	No objection; conditions /requirements specified
Parks	No objection; conditions /requirements specified
Water Services	No objection; conditions /requirements specified

Elected Representatives Submissions/Observations

No observations submitted.

Public submissions

No observations submitted.

5. Planning History

On site

None

Surrounding

06/300001: Permission was granted to John Gallagher to demolish existing two storey building containing a shop at ground floor and a dwelling at first floor and to construct a three storey retail/office/residential building incorporating two shop units at ground floor level, two office units at first.

6. Built and Natural Heritage

<p>Built Heritage</p>	<p>The site is within a 500m radius of a large number of sites listed on the Record of Protected Structures and the National Inventory of Architectural Heritage (NIAH). The site is within 250m of 3 sites listed on the RPS.</p> <p>The site is: Approx. 207m southeast of Woodstock lodge (Niah Ref: 11500034) Approx. 200m southwest of Woodstock castle Approx. 218m south of a postbox (NIAH Ref: 11501028)</p> <p>The site is within a 500m radius of a large number of sites designated on the National Inventory of Architectural Heritage.</p> <p>The site is located approx. 109m north of the Athy Architectural Conservation Area</p>
<p>Archaeological Heritage</p>	<p>The site is located within a 500m radius of a large number of sites listed on the Sites and Monuments Record (SMR).</p> <p>The site positioned within a 250m radius of 5 SMR sites: Approx. 170m southwest of a deserted medieval settlement is located. (KD035-021004) Approx. 200m south of a fishpond. (KD035-021002) Approx. 215m south of a castle-hall-house. (KD035-021) Approx. 265m south of a Bawn. (KD035-021001) Approx. 241m south of a 17th Century house. (KD035-021003)</p> <p>The site is located approx. 77m west of SMR Zone (Object ID 265227, Zone ID R184882) and approx. 95m south west of SMR Zone (Object ID 47238, Zone ID R147238).</p>
<p>Natural Heritage</p>	<p>The site is located approx. 240m west of The River Barrow and River Nore Special Area of Conservation.</p> <p>An Appropriate Assessment Screening and Environmental Impact Assessment screening have been submitted as part of the Part 8 application. The determinations accompany this report.</p>
<p>Landscape Character</p>	<p>The site is located in a Landscape Character Area Known as the 'River Barrow' which is designated at a sensitivity level of 4.</p>

7. Policy Context

The following national, regional and local policy is of particular relevance to the current proposal:

Relevant Government Policy

National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of Ireland out to the year 2040.

The NPF states that the long-term vision for Ireland's housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.

Regional Spatial and Economic Strategy

The RSES replaced the Regional Planning Guidelines for the Greater Dublin Area. The RSES provides regional level strategic planning and economic policy in support of the implementation of the NPF and provide a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF.

The RSES identifies that one of the key elements of the NPF relates to the need for compact growth, with development being focussed within and close to existing built-up areas. A vital element of this approach is the regeneration of infill and brownfield sites.

Other Relevant Government Policy

- 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 2020, 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)

Kildare County Development Plan 2023 – 2029

The Kildare County Development Plan 2023-2029 sets out the overall strategy for the proper planning and sustainable development of the county in accordance with national and regional policy. The following Chapters are of particular relevance to the proposed development:

- Chapter 3-Housing
- Chapter 5- Sustainable mobility and Transport
- Chapter 12- Biodiversity and Green Infrastructure
- Chapter 13- Landscape, Recreation & Amenity
- Chapter 14- Urban Design, Placemaking and Regeneration
- Chapter 15-Development Management Standards
This chapter of the Kildare CDP sets out standards for the future development of the county in a range of areas encompassing standards for accommodation, overlooking/overshadowing, design and layout, residential mix, development density, soft and hard landscaping, boundary treatments, public and Private open space, urban realm and Car parking.

Athy Local Area Plan 2021-2027

Chapter 4 Homes and Communities

Policy HC1 - Residential Development: Capacity and Delivery

HC1 It is the policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the Core Strategy growth allocation for Athy and that each household has access to good quality housing that is appropriate to its circumstances.

It is an objective of the Council to:

HCO1.1 Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.

Policy HC2 - Residential Density, Mix and Design

HC2 It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.

It is an objective of the Council to:

Policy HC3 – Social Infrastructure

HC3 It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities within the Plan area, in a manner which provides flexibility to respond to varied and changing community needs

Policy HC4 – Community Facilities

HC4 It is the policy of the Council to facilitate and support a broad range of community, cultural and recreational facilities to serve the needs of the residents of Athy.

HCO4.1 Support and facilitate the provision of both indoor and outdoor multi-functional community facilities to meet the needs of the population of Athy.

MTO1.6 Ensure that all development within Athy allows for connectivity (pedestrian, cyclist and vehicular) to adjacent lands in accordance with the National Transport Authority's Permeability Best Practice Guide (2015), or any updated version of same.

MTO2.1 Apply the parking standards in the Kildare County Development Plan and relevant Section 28 Guidelines in considering applications for planning permission in Athy.

MTO2.2 Support and facilitate the implementation of the preferred car parking management measures, as identified in the Athy Area Based Transport Assessment.

MTO2.3 To make provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and landowners.

MTO4.6 Ensure that development proposals within Athy Town Centre are subject to a Transport Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines (2014). Transport Impact Assessments will also be required in the following cases:

- (a) Development on all lands zoned C: New Residential and;
- (b) All other lands for which significant development is proposed within the Local Area Plan boundary.

Chapter 9 Natural Heritage, Green Infrastructure and Strategic Open Space

Chapter 10 Infrastructure and Environmental Services

Chapter 11 Implementation

Landscape and Spaces

- 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)

8. Evaluation of Proposed Development

Zoning and compliance with The Kildare County Development Plan 2023-2029 & The Athy Local Area Plan 2021-2027.

The lands are Zoned B: Existing Infill/ Residential: To protect and enhance the amenity of established residential communities and promote sustainable intensification.



The Architectural Services Department have accounted the justification and benefit of the proposed housing scheme in the Part 8 Housing Report and Design Statement and this rationale is considered acceptable and considered further below.

Need for the Proposed Scheme

The Kildare County Development Plan 2023-2029 endeavours to facilitate the provision of housing in both rural and urban areas. This provision of housing at this site not only facilitates urban renewal and regeneration but also upholds the policies and goals of the Kildare CDP 2023-2029 to provide housing. The zoning and objective for this site, set out in the LAP, acknowledges the need for the infill development and aims to secure its provision.

Principle of Development

The principle of the development is consistent with the policies and objectives of the County Development Plan 2023-2029 and the Athy LAP 2021-2027. Section 3.13.7 of the CDP 'Providing a sustainable alternative to One Off Housing' sets out measures to provide alternatives to one off rural housing on both services lands and also on sites in town and villages. Considering the current housing shortage, the regeneration of this site for housing also complies with national policy.

Environmental Impact Assessment

An EIA Screening was carried by Mary O'Connor- Ecologist/Environmental Scientist, in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The EIA Screening report concluded that there is no requirement for an

Environmental Impact Assessment. The determination of the EIA screening is attached to Appendix A of the Part 8 report.

As there is no requirement for an Environmental Impact Assessment Report to be carried out for the Part 8 proposal, there is no requirement for an Environmental Impact Assessment to be prepared by the Planning Authority.

Appropriate Assessment

An Appropriate Assessment Screening Report was prepared by NM Ecology Ltd - Consultant Ecologists, in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The Appropriate Assessment Screening report concluded that there is no requirement for an Appropriate Assessment. The determination of the AA screening is attached to Appendix A of this report.

Water Services & Flood Risk

Water Services have indicated that they have no objections to the proposed development for Part 8 subject to conditions. The conditions submitted cover a number of areas including surface water drainage, mitigation measures as regards flood risk and connection provisions regarding Irish Water.

A Strategic Flood Risk Assessment was carried out by Donnachadh O'Brien & Associates Consultant Engineers and the report outlined that the site is appropriate for development.

Access, Movement and Layout

The site has pedestrian access from Woodstock Street through an existing widened pedestrian footpath/ lane. It is of note to the Planning Authority that no new car parking has been proposed as part of the development. The Design Statement attached to the application indicates that it is proposed to upgrade 1 existing space to a disabled/ age friendly accessible space northwest of the site on Castlepark Estate. It has been advised the Housing Department that existing parking spaces will be used in the surrounding streets and there are plans to demark the spaces.

The Transportation Dept have no objection to the scheme subject to a number of requirements. These relate to the provision of electric charging points for associated parking on the street, the dishing of the footpath at the accessible parking bay to accommodate wheelchairs, car parking and wheelchair parking bay dimensions/ materials/ paint/ specifications and roadside drainage. Additionally, Fire Services have set out a condition that fire tender should be able to get within 45metres of the principle entrance.

Provision has been made for permeability from the site into surrounding areas. Of note is the accommodation of good transition/ permeability into the housing development situated to the north-east Castle Park. The pedestrian link complies with the objective MTO1.6 to "Ensure that all development within Athy allows for connectivity (pedestrian, cyclist and vehicular) to adjacent lands in accordance with

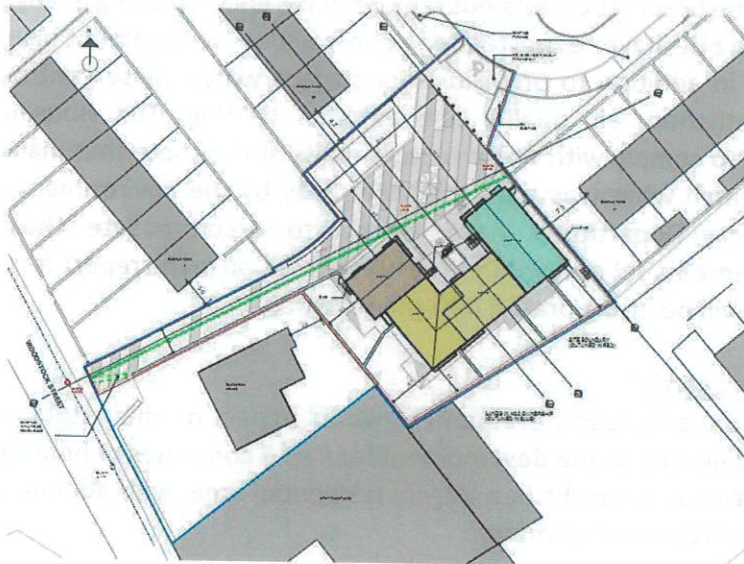
the National Transport Authority's Permeability Best Practice Guide (2015), or any updated version of same" as set out in the Athy LAP 2021-2027.

The Athy MD Engineer has set out a requirement through condition that the pedestrian and cyclist movement onto the R-428 should be restricted by a barrier. Additionally, requirements for drainage provisions are set out.

Built Form

The proposed development will accommodate the provision of 5 units to the rear of Glandour House. The concept comprises of a legible design principle that integrates well on site and corresponds well into the surrounding neighbourhoods. The proposed development incorporates a density of 42 units per Ha.

In terms of layout, the proposed apartments and dwellings are focused to the south of the site. The north of the site has been reserved for public open space with private open space located to the rear and sides of each unit.



Site Layout Plan

Public, Private Open Space, landscaping, Boundary Treatment and Bin Storage

The northern section of the site has been allocated for Public Open Space and makes a positive addition to the urban grain of the surrounding residential area. The percentage of the overall site allocated for public open space accommodates the requirements for such set out in section 15.6.6. of The Kildare County Development Plan 2023-2029. While some gardens are narrow in layout, the overall private open space requirements comply with the relevant standards in Table 15.2 of the Kildare CDP 2023-2029.

It is of note to the Planning Authority that bin storage has been designed into the proposed development. It is considered that the access and manoeuvrability for the collection of the bins are acceptable.

It is proposed that the existing boundary wall will be demolished and furthermore a new wall will be constructed to enclose the Glandour Site. The Housing Department have advised separately that the boundary walls are to be constructed nominally at 2 metres in height with dry dash rendered masonry. Additionally, railings are proposed to the front of the units.

The Parks Section have expressed no objection to the development subject to conditions. A condition has been set out requirements and provisions for landscape design and the need for a landscape Architect. Requirements have also been set out regarding the need for a landscape plan to inform upon specific requirements with regard to planting, surface water retention, services, safety, topography, trees and proximity to lighting, surface types and boundary treatments.

Environmental Health Officer.

The Environmental Health Officer (EHO) has made an observation in relation to the proposed development. The observation sets out requirements encompassing a range of construction issues. The EHO have requested for a construction management plan, waste management plan in addition to provisions for surface water, noise control, hours of operation, ventilation, air quality and external lighting. The Housing Department have agreed to comply with these requirements. It is of note that many of these requirements match what was requested internally by the Environmental Department. The Housing Department have agreed to accommodate these requirements. The requirements set out within the EHO submission in the report from the Housing Department will be incorporated into the scheme.

Impacts on Surrounding Properties

It is not considered that the proposed development would impact on the nature or amenities of the surrounding land as the development for Part 8 comprises of housing and apartments at two storeys in height in a largely residential area, with adequate separation distances and access arrangements.

Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023 – 2029 and the Athy Local Area Plan 2021-2027,
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA and EIA Screening Assessment and Determination
- The location of the proposed development
- The nature and extent of the proposed development;
- The recommendations set out below.

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2017 –2023 and the Athy Local Area Plan 2021-2027 and would therefore be in accordance with the proper planning and sustainable development of the area.

Recommendation

It is recommended to the Mayor and Members of the Athy Municipal District that the proposed development be proceeded with, subject to the modifications and requirements set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 14/10/22, except where altered or amended by the following modifications.
2. (a) A barrier shall be fitted on the access lane to control/prevent cyclists/pedestrians going onto the R428 public road.
(b) Specific materials, finish and details of the public realm works to be agreed with Strategic Projects and Public Realm section, including the form, location and materials of the barrier and boundary treatments in public areas and along the access lane.
(c) Off-site parking provision for the proposed dwellings shall be demarcated and identifiable on the ground through painted lines/numbering.
(d) Secure cycle parking shall be incorporated into the scheme for mid-terrace units/units without direct access to private open space.
(e) The access arrangements to Unit 5 shall be revised to provide direct access from the unit to the side access path leading to the rear, through the provision of an additional door or relocation of main entrance door to the side.
(f) Utility/meter boxes for mid terrace units shall be designed such that they are not positioned on front elevation or are screened from public view.
3. The naming of the scheme shall reflect the local cultural/natural heritage of the area and be in agreement with the naming process.
4. a) A connection agreement shall be entered into with Irish Water for the proposed development.
b) A Statement of Design Acceptance shall be received from Irish Water approving the water services designs and layouts.
5. (a) A 1metre unsaturated zone shall be provided beneath the invert of the proposed infiltration SuDS.
b) The proposed linear filter drain in the access roadway will be reviewed where it will be maintained in the future by KCC Roads department.
6. (a) Pluvial flood risk posed to adjacent properties and roads from overland flows outside the site as a result of the proposed development shall be reduced to an acceptable level by the implementation of appropriate mitigation measures including drainage where necessary.
(b) The effects of future climate change on all flood risk types shall be assessed and mitigated where necessary.

7. All foul sewage and soiled water shall discharge to the public foul sewer system.
8. Only clean, uncontaminated surface water shall discharge to the surface water system.
9. Existing land and roadside drainage should not be impaired.
10. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.
11. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays.
12. The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.
13. Developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.
14. Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential purposes in close proximity to the site. All external lighting shall be of a type that ensures deflection of lighting downwards.
15. (a) Where car parking associated with units is being supplied on street, dedicated Electric Vehicle Charging Points for use by residents should be provided adjacent to parking spaces. The charging points should operate on metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility. The EV Chargers are to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register.

(b) The Footpath should be dished at the accessible parking bay to facilitate wheelchairs and buggies.

(c) The Developer shall ensure any car parking spaces are at least a minimum width of 2.5 metres and a depth of 5 metres on a durable permanent surface, with circulation aisles of 6 metres. The Wheelchair accessible parking space shall be 2.4 m wide with an additional 1.2 m clearance zone on either side in compliance with section 1.1 TGD Part M. Parking shall be provided on a durable permanent surface with white lines, marking out the bays, 100 mm wide in a durable permanent material.

16. Access for fire brigade appliances shall be possible within 45m of the principal entrance to each dwelling.

17. Landscaping

- (a) A Landscaping Plan shall be submitted for the agreement of the Parks department, prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer) and shall provide:
- i) Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non -native planting creating areas that are easily manageable, visually appealing, enhance biodiversity and are pollinator friendly.
 - ii) Detail locations of all proposed underground services e.g. foul sewer, water and SuDs to ensure their locations do not impinge on the proposed trees or open space usage.
 - iii) Details of inter alia depths, side slopes and contouring to ensure safety, and of designed in safety features to prevent drowning in standing water
 - iv) Details demonstrating trees are planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.
 - v) details of proposed paved surface types. It is a requirement of the Parks Section that surface treatments do not pose a slip risk to pedestrians when new or over time due to inter alia wear, weathering, weather conditions. It is also a requirement of the Parks Section that details of slip resistance rating 'r-rating' are provided.
 - vi) Written specifications, plan and section drawings (north -south and east – west) through the open space to illustrate the existing and proposed finished topography.
 - vii) The inclusion of design features and or planting that benefit biodiversity and amenity are required. Proposed planting should be pollinator friendly. The surrounding open space shall incorporate natural play for children.
- (b) The services of a qualified Landscape Architect (or qualified Landscape Designer) shall be retained as a Landscape Consultant throughout the life of the construction works. A Practical Completion Certificate is to be signed off

by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with permitted landscape proposals.

- (c) Landscape proposals shall provide an aftercare and maintenance plan for all landscaping and planting works for 24 months from date of practical completion.

18. Archaeological Testing

- a) The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre - development archaeological testing in areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the Planning Authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works. The report shall include an Archaeological Impact Statement and mitigation strategy.
- b) The programme of Archaeological Test Excavation shall be informed and supplemented by licensed metal detection survey.
- c) Where archaeological material is shown to be present, avoidance, preservation insitu, preservation by record (archaeological excavation) and/or monitoring may be required. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.
- d) No site preparation and/or construction works shall be carried out on site until the Archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.
- e) The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post -excavation work. All resulting and associated archaeological costs shall be borne by the developer.

19. Archaeological Monitoring

- a) The developer shall engage a suitably qualified Archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No sub -surface works shall be carried out in the absence of the Archaeologist without his/her express consent.
- b) A programme of licensed metal detection survey shall be carried out in tandem with the archaeological monitoring.
- c) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the Planning Authority, in consultation with

the Department, regarding appropriate mitigation (preservation in - situ/excavation). The developer shall facilitate the archaeologist in recording any remains identified.

- d) Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.
- e) Following the completion of all archaeological work on site and any necessary post-excavation specialist, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.



Garrett Hulgraine
Assistant Planner

Date: 08/02/2023



Bébhinn O'Shea
Senior Executive Planner

09/02/2023



Emer Uí Fhátharta
Senior Planner



D/Chief Executive

February 9th 2023

**APPENDIX A
APPROPRIATE ASSESSMENT SCREENING REPORT
ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT**

**APPENDIX B
SUBMISSIONS REPORT (HOUSING DEPARTMENT)**

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8**

Residential Infill Development to Rear of Glandore House, Woodstock Street, Athy, Co. Kildare.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential infill development Residential Infill Development to Rear of Glandore House, Woodstock Street, Athy, Co. Kildare. The proposed development will involve the construction of 5 no. residential units, and associated works.

A description of the proposed development has been provided in Section 2 of the Appropriate Assessment Screening Report and with drawings provided with the Part 8 application.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the *Screening for Appropriate Assessment* report by NMEcology, Kildare County Council, as the Competent Authority, determines that the proposed residential infill development to Rear of Glandore House, Woodstock Street, Athy, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

Key points in the determination –

- The proposed development site is not located within any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The River Barrow and River Nore SAC is c. 250m from the site but all potential pathways surface water and groundwater pathways have been ruled out.
- Foul water from the proposed housing units will discharge to the Athy Waste Water Treatment Plant.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Natura 2000 sites.

Therefore, a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Signed:


Bébhinn O'Shea
Senior Executive Planner

29/7/2022

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NMEcology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the Residential Infill Development at Rear of Glandore House, Woodstock Street, Athy, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 21/9/2022



Chief Executive

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) – Part 8**

Development at Rear of Glandore House, Woodstock Street, Athy, Co. Kildare.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Rear of Glandore House, Woodstock Street, Athy, Co. Kildare. The works involve an infill residential development comprised of the following:

The construction of 5 no. dwellings arranged in a U profile. Road access will be from the Castle Park housing estate, and additional pedestrian access will be from Woodstock Street. The dwellings will have private gardens, and a shared paved area will be provided in the west of the Site.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development*" (published by the Department of Environment, Heritage and Local Government in 2003); "*Environmental Impact - Assessment of Projects - Guidance on Screening*" (published by the European Commission in 2017); "*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*" (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of an examination of the Part 8 drawings and documents and of the objective information provided in the *Environmental Impact Assessment Screening Report* by Mary O'Connor Consultant Ecologist/Environmental Scientist, Kildare County Council, as the Competent Authority, determines that the proposed infill residential development at Rear of Glandore House, Woodstock Street, Athy, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

Full consideration is given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

- The location and environmental sensitivities of the site;
- The size and design of the whole project;

- Cumulation with other existing and/or proposed projects;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that the proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.



Bébhinn O'Shea
Senior Executive Planner

29/7/2022

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed infill residential development at Rear of Glandore House, Woodstock Street, Athy, Co. Kildare, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 21/9/2022



Chief Executive

Submissions received P82022-19 – Glandour House, Woodstock Street, Athy.

Name	Address	Observation	Date received	Ack	Housing Department Response
Internal Submissions Environment	Kildare County Council	<p>1. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>	25/10/2022	26/10/2022	<p>1 prior to commencing the development the appointed contractor will provide a Resource and Waste Management Plans</p> <p>2. All foul water will be discharged in the public foul sewer system</p> <p>3. Only clean, uncontaminated surface water will be discharge to the surface water system.</p> <p>4 All surface water from the carpark areas will pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.</p> <p>The noise limits of 70 dB(A) (LAeq 1 hour) between 08.00 and 18.00 will be adhered to. And on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels will not exceed 45 dB(A) (LAeq 1 hour)</p> <p>As part of the contractors construction management plan they will be required to outline measures to minimise noise and dust pollution.</p>

2. All foul sewage and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

3. Only clean, uncontaminated surface water shall discharge to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

4. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise Control

The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.

	<p>Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution</p> <p>6. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.</p> <p>Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.</p>			
EHO	<p>Having viewed the drawings in relation to the above development I wish to make the following comments:</p> <p>1. Construction Management Plan</p> <p>I recommend that a comprehensive construction management plan is drafted and implemented to ensure that any adverse impacts from construction and demolition on the environment and health are reduced and that any temporary emissions during the construction and demolition phases are controlled to prevent nuisance or adverse health effects. The plan should take into account all of the following: Waste Management, Staff welfare facilities, Pest Control Management, Dust impact, Excessive noise and emissions to Surface/Ground Water.</p> <p>(a) Noise</p>	23/11/2022	23/11/2022	<p>1. The successful contractor will be required to prepare a Construction Management Plan prior to the commencement of the proposed development.</p> <p>The hours of operation on the proposed site shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays unless otherwise agreed with the Planning Authority and relevant notice will be given.</p> <p>During any demolition works and during the construction phase, all necessary steps will be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality as required.</p>

The following measures shall be taken to prevent nuisance from noise at construction and demolition sites:

The hours of operation on all construction sites shall be restricted to **8.00 a.m. to 7.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays.**

No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00 p.m. and 8.00 a.m.

No deliveries of materials, plant or machinery shall take place before 8.00 a.m. in the morning or after 7.00 p.m. in the evening.

If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.

(b) Air-Quality

The following measures shall be taken to prevent nuisance from air pollution at construction and demolition sites:

No outdoor burning shall occur on site.

Site must be secured to prevent access by vandals who may cause air pollution nuisance due to carelessness.

During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering

2. Ventilation of the proposed dwelling units will comply with the Building Regulation.

3. Electrical engineer will be appointed as part of the design team and will develop the design of public lighting. Public lighting will comply with Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019.

4. Individual bin storage will be provided for each dwelling unit with the provision of bins for segregation of waste.

skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads, etc.

Protective hoarding screens should be erected around construction activities to reduce dustblow from the site.

A temporary wheel-wash facility should be installed close to the location of the site entrance to prevent the dragging of silt and mud onto the local road surface by trucks departing from the site.

Exposed surfaces and entrances to the site should be dampened during dry windy conditions in the interest of controlling fugitive dust.

Any spillage of material from vehicles departing from the site should be promptly removed to prevent re-suspension of silt from the road surface by passing vehicles.

Dust control measures should be active on equipment used for drilling or pavement cutting, grinding of block surfaces and similar types of stone finishing is taking place as significant fine particulate emissions can be generated which may cause a local nuisance.

Bulk fine sized aggregates and other similar building materials that may easily become airborne by the wind should not be stored in uncovered stockpiles.

Truck speeds should be controlled within the redevelopment area to prevent high

levels of dust being re-suspended from the construction area. Vehicles and plant machinery operating on site should be properly maintained to prevent excessive emissions of particulates and other pollutants from the exhaust-pipes. All site vehicles and machinery should be switched off when not in use – no idling. In the interests of both public health and the environment the above guidelines should be included in the work policy of those undertaking all large and small building projects. These details must be made known to all developers, contractors and sub-contractors.

2. Ventilation

All internal areas throughout the development are to be adequately ventilated. Furthermore, WC (water closet) and bathroom/卫room areas shall be separately and independently ventilated directly to the external air by either natural or mechanical means. Where mechanical extract ventilation is provided, the listed minimum air changes are necessary:

-WCs – 3 air changes per hour
-Bathroom – 6 to 10 air changes per hour

3. External Lighting

To prevent light pollution and the creation of a nuisance:

- Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential purposes in close proximity to the site.

<p>Department of Housing, Local Government & Heritage</p>	<p>By Portal</p>	<p>• All external lighting shall be of a type that ensures deflection of lighting downwards.</p> <p>4. Waste/Refuse Facilities & Pest Control</p> <p>Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material.</p>	<p>24/11/2022</p>	<p>25/11/2022</p>	<p>It is noted that the site is outside the Athy Architectural Conservation Area but in close proximity to the Recorded Monument KD035-021004</p> <p>Kidlare County Council have engaged with the DHLGH with regards to this submission. This is with a view to completing archaeological investigations at pre-construction stage, where practical.</p>
<p>Department of Housing, Local Government & Heritage</p>	<p>By Portal</p>	<p>Outlined below are archaeological observations/recommendations coordinated by the Development Applications Unit:</p> <p>Archaeology</p> <p>It is noted that the proposed development site (PDS) is located in proximity to Recorded Monument KD035-021004-, representing the possible location of a deserted medieval settlement that may extend within the proposed development site. This monument is listed in the Sites and Monuments Record (SMR). It is possible that subsurface archaeological features/deposits associated with the recorded monument could be encountered during the construction phases that involve ground disturbance.</p> <p>Therefore, in line with national policy -- see Section 3.7 of <i>Frameworks and Principles for the Protection of the Archaeological Heritage 1999</i> -- the Department recommends that a condition for archaeological monitoring of groundworks, as described below, be</p>	<p>24/11/2022</p>	<p>25/11/2022</p>	<p>It is noted that the site is outside the Athy Architectural Conservation Area but in close proximity to the Recorded Monument KD035-021004</p> <p>Kidlare County Council have engaged with the DHLGH with regards to this submission. This is with a view to completing archaeological investigations at pre-construction stage, where practical.</p>

included as a condition in any grant of planning that may arise.

Archaeological Requirements:

1. The developer shall engage a suitably qualified Archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No sub-surface works shall be carried out in the absence of the Archaeologist without his/her express consent.
2. A programme of licensed metal detection survey shall be carried out in tandem with the archaeological monitoring.
3. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation (preservation in-situ/excavation). The developer shall facilitate the Archaeologist in recording any remains identified.
4. Any further archaeological mitigation requirements specified by the Planning Authority,

<p>Department of Housing, Local Government & Heritage</p>	<p>By Email</p>	<p>It is noted that the proposed development site (PDS) is located in proximity to Recorded Monument KD035-021004-, representing the possible location of a deserted medieval settlement that may extend within the PDS. This monument is listed in the Sites and Monuments Record (SMR). It is possible that subsurface archaeological features/deposits associated with the recorded monument could be encountered during the construction phases that involve ground disturbance. Therefore, in line with national policy – see Section 3.6.5 of <i>Frameworks and Principles for the Protection of the Archaeological Heritage 1999</i> – and</p>	<p>05/01/2023</p>	<p>06/01/2023</p>	<p>It is noted that the site is outside the Athy Architectural Conservation Area but in close proximity to the Recorded Monument KD035-021004</p> <p>Kidare County Council will engage a suitably qualified archaeologist to complete a condition for pre-development Archaeological Test Excavation align with Sample Condition C.3 as set out in <i>OPR Practice Note PN03: Planning Conditions</i> (October 2022), with appropriate site specific additions/adaptations based on the particular characteristics of this development.</p> <p>A programme of Archaeological Test Excavation shall be carried out to inform and</p>
<p>following consultation with the Department, shall be compiled with by the developer.</p> <p>5. Following the completion of all archaeological work on site and any necessary post-excavation specialist, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p>					

	<p>further to correspondence received from Mr. Patrick Henderson, Senior Executive Architect, Kildare County Council, the Department recommends that a condition for pre-development Archaeological Test Excavation, as described below, be included as a condition in any grant of planning that may issue. Note that these recommended conditions align with Sample Condition C.3 as set out in <i>OPR Practice Note PN03: Planning Conditions</i> (October 2022), with appropriate site specific additions/adaptations based on the particular characteristics of this development.</p> <p>Archaeological Requirements</p> <ol style="list-style-type: none"> 1. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the Planning Authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works. The report shall include an Archaeological Impact Statement and mitigation strategy. 		<p>supplemented by a licensed metal detection survey.</p> <p>Where archaeological material is shown to be present, avoidance, preservation <i>in situ</i>, preservation by record (archaeological excavation) and/or monitoring will be implemented as required. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.</p> <p>No site preparation and/or construction works will be carried out on site until the Archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.</p> <p>KCC will furnish the Planning Authority and the Department with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work.</p>
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2. The programme of Archaeological Test Excavation shall be informed and supplemented by licensed metal detection survey.

3. Where archaeological material is shown to be present, avoidance, preservation *in situ*, preservation by record (archaeological excavation) and/or monitoring may be required. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.

4. No site preparation and/or construction works shall be carried out on site until the Archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.

5. The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated

	archaeological costs shall be borne by the developer. Reason: To ensure the continued preservation (either <i>in situ</i> or by record) of places, caves, sites, features or other objects of archaeological interest.				
Internal Departments Economic Community & Cultural Development, Parks Section	Kildare County Council By email	24/11/22	24/11/2023		All Economic Community & Cultural Development, Parks Section comments will be incorporated.
	The proposals are satisfactory in principle for the Proposed 4 Residential Units and associated ancillary and site development works at Glandour House, Woodstock Street, Athy, Co. Kildare R14 WK25. No objection.				
	The following items are required in relation to the landscape proposals:				
	1.0 Landscape Design				
	1.1 Retention of the services of a qualified Landscape Architect (or Landscape Consultant throughout the life of the construction works.				
	A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with permitted landscape proposals.				
	1.2 The Proposed Landscape Plan indicates proposed 'surface water retention area & planting'.				

It is a requirement of the Parks Section that a comprehensive Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer) shall include the following:

- Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.
- A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.

Reason:
To enhance the amenity value of the open space area within the development.

1.3 The Proposed Landscape Plan indicates proposed 'surface water retention area & planting'.
It is a requirement of the Parks Section that the proposals shall provide details of inter alia depths, side slopes and contouring to ensure safety, and of designed in safety features to prevent drowning in standing water.

The landscape design proposals shall also provide details of plants and materials utilised for landscaping. The inclusion of design features and or planting that benefit biodiversity and amenity are required. Proposed planting should be pollinator friendly. The surrounding open space shall incorporate natural play for children.
Submitted details shall include; written specifications, plan and section drawings (north-south and east – west) through the open space to illustrate the existing and proposed finished topography.

Reason:

To enhance the amenity value of the open space area within the development and minimise future maintenance costs.

1.4 The Proposed Landscape Layout shall detail locations of all proposed underground services e.g. foul sewer, water and SuDs.

Landscape proposals shall provide details of the locations of all proposed underground services and associated manholes and ensure that their locations will not compromise existing trees, proposed trees or planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space.

Reason:

To ensure that there is no future conflict between any proposed underground services and existing trees, proposed trees, planting and areas of open space.

1.5	It is a requirement of the Parks Section that trees are planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.	Reason: To ensure there is no future conflict between proposed tree planting and public lighting.	1.6	It is a requirement of the Parks Section that the landscape proposals provide an aftercare and maintenance plan for all landscaping and planting works for 24 months from date of practical completion.	Reason: To minimise future maintenance costs.	1.7	The Proposed Landscape Plan contains details of proposed paved surface types. It is a requirement of the Parks Section that surface treatments do not pose a slip risk to pedestrians when new or over time due to inter alia wear, weathering, weather conditions. It is also a requirement of the Parks Section that details of slip resistance rating 'r-rating' are provided.	Reason: This is to ensure pedestrian safety and minimise future maintenance costs.	2.0	Boundary Treatment	2.1	The Proposed Landscape Plan indicates proposed railings. It is a requirement of the Parks Section that all																																																																																																																																																																

Athy MD – Area Engineer	Email to Kildare Co Co	<p>proposed railings/gates shall be steel, galvanised and powder coated. The landscape proposals shall ensure that this requirement is adhered to.</p> <p>Reason: To minimise future maintenance costs.</p> <ol style="list-style-type: none"> 1. That the pedestrian entrance onto the R-428 has a barrier to prevent pedestrians or cyclists going onto public road. 2. That provision be made for drainage at the pedestrian entrance to the site. 3. The full details of all services be provided to Athy MD prior to commencement of development. 	03.02.2023	03.02.2023	All Athy MD – Area Engineer comments will be incorporated.
Fire Services	Email to Kildare Co Co	<p>In relation to the information provided for this Stage 2 approval process, Kildare Fire Service advises that for effective firefighting operations, fire brigade appliances should be able to get within 45 m of the principal entrance to each dwelling.</p>	03.02.2023	07.02.2023	All Fire Services comments will be incorporated.
Water Services Wastewater - Darren Hughes	Email to Kildare Co Co	No Comments	03.02.2023	03.02.2023	All Water Services – Wastewater comments noted.
Water Services Surface Water – David Hall	Email to Kildare Co Co	WSD have no objections to the proposed development based on the submitted documentation and recommend that the following recommendations for modifications to the submitted Part 8	03.02.2023	07.02.2023	All Water Services – Surface Water comments will be incorporated.

documentation be included in the Chief Executive's report:

1) Surface Water Drainage:

- a) The provision of a minimum 1metre unsaturated zone beneath the invert of the proposed infiltration SuDS.
- b) Review the proposed linear filter drain in the access roadway where it will be maintained in the future by KCC Roads department.

2) Flood risk:

- a) Pluvial flood risk posed to adjacent properties and roads from overland flows outside the site as a result of the proposed development shall be reduced to an acceptable level by the implementation of appropriate mitigation measures including drainage where necessary.
- b) The effects of future climate change on all flood risk types shall be assessed and mitigated where necessary.

3) Irish Water:

- a) A connection agreement shall be entered into with Irish Water for the proposed development.
- b) A Statement of Design Acceptance shall be received from IW approving

Arts Officer- Lucina Russell Roads Section – Joe Keane	Email to Kildare Co Co Email to Kildare Co Co	the water services designs and layouts.	03.02.2023	07.02.2023	All comments noted.
		<p>No comments</p> <p>Roads Design has not objection to the development subject to the following inclusions:</p> <ol style="list-style-type: none"> Where car parking associated with units is being supplied on street, dedicated Electric Vehicle Charging Points for use by residents should be provided adjacent to parking spaces. The charging points should operate on metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility. <p>The EV Chargers are to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register.</p> <p>Reason: To support the use of renewable energy and improve urban air quality.</p>	07.02.2023	07.02.2023	All Roads section comments will be incorporated.

2. The Footpath should be dished at the accessible parking bay to facilitate wheelchairs and buggies.

Reason: In the interest of Road Safety.

3. The Developer shall ensure any car parking spaces are at least a minimum width of 2.5 metres and a depth of 5 metres on a durable permanent surface, with circulation aisles of 6 metres.

The Wheelchair accessible parking space shall be 2.4 m wide with an additional 1.2 m clearance zone on either side in compliance with section 1.1 TGD Part M.

Parking shall be provided on a durable permanent surface with white lines, marking out the bays, 100 mm wide in a durable permanent material.

Reason: To assist parking manoeuvres.

		<p>4. Existing land and roadside drainage should not be impaired. Reason: In the interest of Road Safety.</p>			