

MEMORANDUM

TO: Sonya Kavanagh
Chief Executive
DATE: 26th June 2024
RE: P8 2024-02

Part 8 proposed for Residential Development in Rathangan, Co Kildare

See attached Report Dated 25/06/2024 to be signed, please.



Dawn Halpin, SSO

Planning Department

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	Infill scheme comprising demolition of former convent and outbuilding and construction of 24 residential units and one community room in two x two storey blocks.
Site Location	St. Johns Convent, New Street, Rathangan, Co. Kildare R51 KP02
Development proposed by	Housing Department
Display period	Advertised in the Leinster Leader on 26 th March 2024. Public display period from 27 th March 2024 to 24 th April 2024. Submissions to be made by 09 th May 2024
Submissions/observations	43 No. submissions 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	P82024.02

Figure 2 – Aerial image

2. Description of the Proposed Development

- A) Demolition of existing buildings: (i) former Convent and (ii) external store.
- B) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;
 - Block A
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartments
 - Block B
 - 4 No. 1-Bed/2P apartments
 - 8 No. 2-Bed/3P apartments
- C) 1 no. Community Room (56.5m²) located in Block A
- D) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- E) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- F) 1 no. ESB substation (7m²)
- G) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- H) 1 no. minibus drop-off space
- I) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- J) Public open space @ 985.6m² (15%)
- K) Communal open space @ 1838.5m² (27%)
- L) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

3. Supporting Documents

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

- Kildare County Council Part 8 Application form
- Part 8 Housing Report including submissions
- Detailed Project Drawings
- AA Screening Report
- EIA Screening Report
- Design Statement
- Civil Engineering Services Report
- Outdoor Lighting Report
- Tree report
- Road Safety Audit
- Architectural Heritage Impact Assessment
- Archaeological Impact Assessment
- Flood Risk Assessment
- Operational Waste Management Plan

- Outline Construction and Demolition Waste Management Plan

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 Section 4 of the report. There were 43 submissions received in total and the breakdown is as set out below. No submissions were received from community groups or elected members.

- Prescribed Bodies:
 1. Department of Housing, Local Government and Heritage
 2. Transport Infrastructure Ireland
 3. Department of Agriculture, Food and the Marine.
- Public Submissions:
See Appendix C for full list
- Community Submissions
 1. N/A

5. Relevant Planning History

There is no known planning history on the site.

6. Policy Context

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

- *The Project Ireland 2040 National Planning Framework*
- *Building on Recovery - Infrastructure and Capital Investment 2016 – 2021*
- *Housing for All – A New housing Plan for Ireland 2021*
- *Climate Action Plan 2021*
- *Design Manual for Urban Roads and Streets (2013)*
- *The Action Plan for Rural Development Realising our Rural Potential*
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, (2009)*
- *The Planning System and Flood Risk Management - Guidelines for Planning Authorities, (2009)*
- *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.*

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. It is a framework to guide public and private investment, to create and promote opportunities for people, and to protect and enhance our environment. The Framework Plan identifies that the creation of compact development in existing urban centres or "Compact Growth" as the first National Strategic Outcome. The outlined policies and actions which the proposed development supports include;

- NPO 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- NPO 3c: Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.
- NPO 30: Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.
- NPO 32: To target the delivery of 550,000 additional households to 2040.
- NPO 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- NPO 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Regional Spatial and Economic Strategy 2019-2031, Eastern and Midlands Regional Assembly,

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.

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2004

The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. They are accompanied by a companion non-statutory Design Manual that illustrates best practice examples of how the policies and objectives of the Guidelines can be applied.

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 policies/objectives are of particular relevance to the proposed development:

HO P6	Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re- use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.
HO O5	Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites
HO O6	Ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable residential development is achieved in all new developments.
HO O9	Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities.
HO O10	That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

Rathangan plan

A land use zoning map and town plan for Rathangan are set out in Volume 2 of the Kildare County Development Plan 2023-2029. The site is identified therein as being zoned for town centre uses which has the following objective:

“To provide for the development and improvement of appropriate town centre uses including residential, commercial, office and civic use.

The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments shall not be out of character with the already established town centre area. Retail developments shall have regard to Chapter 8 of Volume 1. Warehousing and other industrial uses will generally not be permitted in the town centre.”

The following town centre objectives are also noted:

“ST R1 Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.

ST R2 Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

ST R3 Promote the renewal of derelict, underused and vacant sites in accordance with relevant legislation.

ST R18 Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town."

Built / Natural Heritage

Built Heritage	The subject site has no statutory designations and is situated outside of the Rathangan ACA. The adjacent property to the east, the former and older St. Johns Convent, is a protected structure (ref. B17-37) and also features on the NIAH (ref. 11810039). The Catholic Church of the Assumption and Saint Patrick and Bun Scoil Bríde, both situated east of the convent. are also on the NIAH (11810040 and 11810041 respectively).
Archaeological Heritage	The majority of the site is situated within the Archaeological Zone of Notification associated with a deserted medieval settlement situated around the town centre of Rathangan (ref. KD017-011).
Natural Heritage	<p>The Grand Canal proposed Natural Heritage Area includes a section of the River Slate opposite the site boundaries with a separation distance of c.15m between the boundary wall of the site and the mapped GIS boundary of the pNHA.</p> <p>The closest European Site is Pollardstown Fen Special Area of Conservation which is situated c.9km southeast of the site. A screening for Appropriate Assessment accompanies this report.</p>
Landscape Character	Southern lowlands – Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

7. Assessment

The site is zoned 'A-Town Centre' in the Rathangan Small Town Plan set out within Volume 2 of the Kildare County Development Plan 2023-2029 which provides that residential and community uses are acceptable on town centre lands. The principle of the development is therefore considered to be established. This is further supported by policies and objectives across national, regional and local planning policy to create more compact settlements and increase the number of housing units on brownfield sites. The subject site has been used for residential purposes in the past during its tenure as a convent however the proposed

development will increase the density of units and population at the site which is advantageously situated in a town centre location close to amenities such as shops, a church and open space etc.

The following justification is put forward in the Housing Department report to provide a rationale behind the proposal:

"The 24 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

The emphasis of the design is for older people."



Fig. 3: Proposed site layout

Design, Layout & Impact on existing residential amenity.

A Design Statement is received with the application which outlines the rationale and concept behind the design. It is noted that the statement references standards in the outdated Kildare County Development Plan 2017-2023 and Quality Housing for Sustainable Communities document, both of which have been replaced by the 2023-2029 CDP and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities as published in January 2024.

It is intended to demolish the existing buildings and retain the mature trees in areas of open space. It is then proposed to provide a courtyard effect enhancing that open space by the positioning of two strong linear blocks are proposed, one set back roughly in line with the adjacent protected structure and the other at the rear of the site. This results in a streetscape overlooking all public open space and car parking. The front southern side of the site will be more public, particularly with the provision of the community unit and associated mini plaza hard landscaping. The set back from the public road and two storey design will result in no overlooking to existing residential properties as separation distances of 24m are achieved at the closest point between existing and proposed dwellings.

Communal open space is provided at a rate of 27% of the overall site area and public open space at 15%. The density of the proposal equates to 35 units per hectare which is acceptable in terms of the densities set out in Table 3.1 of the Kildare County Development Plan 2023-2029. All units are dual aspect with the majority benefitting from south facing private open space and appear to meet the minimum standards required in the Apartment Guidelines.

The scheme is also considered to be consistent with the general standards of housing accommodation set out in Chapter 15 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.

Visual impact

It is proposed to demolish the existing two storey convent building which it is noted as no statutory designations. An AHIA is received which notes the partial remains of a nineteenth-century single-storey structure at the core of the overall building which has been extensively modified and altered so that the majority of the building is of 20th century construction with no architectural heritage significance.

The proposed new structures comprise two linear blocks which are well set back from the public road. Block A is set slightly forward of the front elevation of the adjacent former convent protected structure to the east. This is proposed both in order to maximise provision of units and make the site efficient but also to protect the green open space and retain mature trees on the site. Similarly, the proposal is limited to two storey in order to limit the bulk and massing of the development and ensure the adjacent protected structure maintains dominance when viewed from the streetscape.

The proposed scale of the new blocks are considered acceptable and will not negatively impact the adjacent protected structure.

Materials and finishes are designed to fit in with the existing streetscape with nap render and standard dark coloured rooftiles etc.



Fig. 4: Proposed 3D view from R414

Access and Traffic Management

It is proposed to revise the vehicular entrance and locate it slightly west along the front boundary in order to maximise the existing green space at the front of the site and maintain integrity to the mature trees. A new access route will be positioned along the western boundary of the site terminating in a hammer head turning area at the rear. 32no. car parking spaces will be provided as well as 49 bicycle parking spaces, a minibus drop off area and EV charging.

The Roads and Transportation Department has no objection to the proposed development subject to standard conditions.

Water and Wastewater

Both foul and surface water connections are proposed to connect to existing services infrastructure. Nature-based surface water attenuation is to be provided including permeable surfaces and rain gardens. There will be no connection to the public surface water system or discharge offsite.

Appropriate Assessment

An Appropriate Assessment Screening was carried out 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 works are minor and are to be carried out on pre-existing urban areas, thus minimising the potential impacts on the environment. Any European Sites in proximity of the proposed works were further assessed and it was found that the Sites were not at risk of impact.

EIAR

An Environmental Impact Assessment Report (EIAR) screening report was also included with the application. The report concluded the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken. It was concluded that no likely significant environmental impacts would occur and therefore the requirement to prepare an EIAR has been screened out.

8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2023 – 2029,
- 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 development:


- Would be in accordance with the provisions of the Kildare County Development Plan 2023–2029 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 Kildare-Newbridge 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 27th March 2024, except where altered or amended by the following modifications.
2. All design elements are to be completed in accordance with the relevant design standards and codes of practice.

3. The proposed development shall not impair existing land or road drainage.
4. Finishes shall be in accordance with the drawings submitted and details of finishes including doors, rainwater goods and window frames shall be agreed in writing with the planning office prior to their installation.
5. Boundary treatments shall be agreed in writing with the Planning Authority prior to their installation.
6. All statutory procedures are complied with, including but not limited to, traffic management, waste management, and road safety audits.
7. The modifications as detailed in the reports received from the Kildare County Council internal departments and external Prescribed Bodies and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
8. A Construction Management Plan should be submitted before the works commence to be agreed with the Municipal District Office.
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.

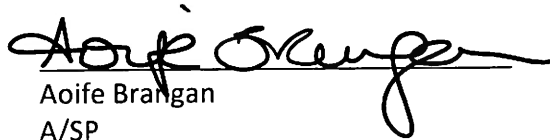
Signed: 
Executive Planner

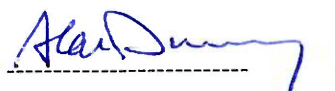
Date: 25th June 2024

Signed:


A/Senior Executive Planner

25/06/2024


Aoife Brangan
A/SP
26/06/24


Alan Dunney
Director of Services


Sonya Kavanagh
Chief Executive

APPENDIX A

APPROPRIATE ASSESSMENT SCREENING REPORT



APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details

Planning File Ref	P82024.02
Applicant name	Housing Department
Development Location	St. Johns Convent, New Street, Rathangan, Co. Kildare R51 KP02
Site size	0.67Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The closest European Site is Pollardstown Fen Special Area of Conservation which is situated c.9km southeast of the site.
Description of the project/proposed development Infill scheme comprising demolition of former convent and outbuilding and construction of 24 residential units and one community unit in two x two storey blocks.	

(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	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<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>	No

2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carnton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<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>	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carnton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	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 proximity of the nearest SAC and given the location, nature and extent of the proposed development it is not considered there would be potential to negatively affect the ecological integrity or conservation objectives of European Sites.		
Name:	Sarah O'Mahony	
Position	Executive Planner	
	25 th June 2024	

KILDARE COUNTY COUNCIL
Architectural Services Section
Housing Department



Planning and Development Act 2000
(As amended) - Part XI
Planning and Development Regulations 2001 - Part 8

Proposed Development:

**Proposed Housing Development, St Johns Convent, New Street,
Rathangan, Co. Kildare.**

Part 8 Housing Report
including submissions received

Part 8 Reference P8 2024.02

Annette Aspell
Director of Services for Housing and Corporate Services
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

Prepared by:
Patrick Henderson MRAI
A/Senior Architect
4th June 2024

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1 EXECUTIVE SUMMARY

The following report relates to the Planning and Development Regulations 2001 (as amended) - Part 8 planning process for the Proposed Residential Development at St Johns Convent, New Street, Rathangan, Co Kildare.

It should be noted that a Part 8 (Ref. P82024.02) was launched for the development on 27th of March 2024. Submissions received in connection with the Part 8 process have been included and considered in the submissions report prepared in connection with Part 8 Ref. P82024.02 and included at Appendix A.

As per the Regulations, public consultation commenced on the 27th of March 2024 and plans and particulars of the proposed development were available for inspection from 27th of March 2024 until 24th of April 2024 (both dates inclusive). The closing date for submissions and observations was the 09th of May 2024.

3 submissions were received from the prescribed bodies, 5 reports/comments were received from internal departments within KCC and 39 submissions were received from members of the public:

Part 8 Ref P82024.02

Submissions and Reports Received

- Public Representatives
none
- Kildare County Council Internal Sections: 5
 1. Environmental Health Officer-HSE
 2. Fire Department
 3. Parks
 4. Roads
 5. Environment
- Prescribed Bodies: 3
 1. Department of Agriculture, Food and the Marine
 2. Transport Infrastructure Ireland Uisce Eireann
 3. Dept. of Housing, local government & Heritage
- Public Submissions: 39
 1. Noone Engineering
 2. Nicola Conlon
 3. Steven Murphy
 4. Larisa Bej

5. Natasha Greene
6. Derek Kelly
7. Shane Connolly
8. Paul Delaney
9. Grace Cofolla
10. Rachel Mongan
11. Ciaran Fitzgerald
12. Dwayne Curry
13. Emma Brierton
14. Nicholas Comerford
15. Joe Kearns
16. Tina Murphy
17. Debbie Fallon
18. Katie Fenlon
19. Linda O'Loughlin
20. Colm O'Loughlin
21. Lyndsey Gahan
22. Carol Lynch
23. Noleen O Reilly
24. Kelli Mohan
25. Katie Byrne
26. Neil Mc
27. Mark Stafford
28. Paula Murphy
29. Michelle O'Connor
30. Amey Mathews
31. Kelly Dixon
32. Rith Kearns
33. Dano McKay
34. Aidan Saul
35. Ciara Hennessy
36. Glenn Hennessy
37. Andrew Shiel
38. Christopher Behan
39. Tara Connolly

Details of those who made a submission including a response to those submissions are set out in the Submissions Report at Appendix A.

Kildare County Council Housing Department is of the view that the proposed Residential Development at St Johns Convent, New Street, Rathangan is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023-2029) and Volume 2 (Small Towns and Environs Plans)

2 SCHEME DESCRIPTION

Introduction

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;
Block A
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartmentsBlock B
 - 4 No. 1-Bed/2P apartments
 - 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

The proposed site area of this development is 0.676 hectares (approx.) and is zoned: Town Centre.

Unit density of the site is 35 uph as per table Chapter 3 table 3.1 smaller towns and villages, centrally located sites density parameter requirements of 30-40 + units per hectare. Table 3.1 - Appropriate density levels as per the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009).

The project details are contained in the proposed development drawings and 'Design Statement', prepared by the project Architect (Walsh Associates). The Engineering Report and associated engineering documents prepared by the project Engineer Hayes Higgins Partnership and all other associated environmental reports. Further associated reports which include Architectural Impact Assessment and Archaeological Impact Assessment were prepared by John Cronin & Associates.

the Outline Construction & Demolition Waste Management Plan and Operational Waste Management Plan were prepared by the project Architect.

The proposed development satisfies the current Department of Housing, Local Government and Heritages specifications and Kildare County Councils housing standards as expressed through the Kildare Development Plan 2023-2029 and Volume 2 (Small Towns and Environs Plans) 2023-2029.

Purpose of Scheme

The housing scheme provides age friendly homes for older people. All 24 apartments incorporate the Universal Design and Sustainable design principals.

The 24 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

The emphasis of the design is for older people.

3 COMPLIANCE WITH PLANNING

Compliance with relevant Development Plans.

The scheme as designed will be in compliance with policies and objectives of the Kildare County Development Plan 2023 – 2029 (CDP)

The following policies and objectives are addressed in the delivery of the social housing development for 24 social housing units at St Johns Convent, New Street, Rathangan, Co Kildare.

The scheme has been designed to have regard for Chapter 15 Development Management Standards of the County Development plan 2023-2029.

Kildare County Development Plan (2023- 2029)

Policy Context

It is the policy of the Council:

HO P1

Have regard to the DHLGH Guidelines on:

- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Community (2007);*
- Sustainable Urban Housing: Design Standards for Apartments (2020);*
- Sustainable Residential Development in Urban Areas (2009);*
- Urban Design Manual: A Best Practice Guide (2009);*
- Urban Development and Building Heights – Guidelines Planning Authorities (2018)*
- Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021);*
- Design Manual for Urban Roads and Streets (DMURS) (2019).*

The Housing Department has had regard to the DHLGH Guidelines set out above in preparing this Part 8 for the proposed development of 24 units.

Strategic Context

HO P2

Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines

The proposed development of 24 social housing units at St Johns Convent, New Street, Rathangan accords with the framework, strategy, Ministerial Circular, and guidelines described above.

Housing Strategy

HO P3

Implement, in conjunction with the Housing Section, the Housing Strategy and Housing Need Demand Assessment (HNDA) to meet the projected population, changing household size and housing needs, including social and affordable housing requirements for County Kildare over the lifetime of the County Development Plan.

The Housing Department has had regard to the Housing Strategy and the Housing Need Demand Assessment in the design of proposed development of 24 social housing units at St Johns Convent, New Street, Rathangan. The proposed split of unit types is suitable for older peoples' needs.

HO 01

To secure the implementation of the Kildare County Housing Strategy in accordance with the provisions of national legislation and relevant policies and standards.

The Housing Department has had regard to the Kildare County Housing Strategy in the design of proposed development of St Johns Convent, New Street, Rathangan.

Housing Supply

HO P4

Ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county.

The site is zoned: "Town Centre". Dwellings are permitted in principle land use as per LDP Volume 2 (Small Towns and Environs Plans) 2023-2029 Table 2.4 – Small towns – Land use Zoning Matrix.

HO 02

Ensure that sufficient land is zoned at appropriate locations in compliance with the Core Strategy and Settlement Strategy of the Development Plan, in order to meet the likely future housing demands identified in the Housing Strategy and HNDA

The site is zoned: "Town Centre". Dwellings are permitted in principle land use as per Kildare County Development Volume 2 (Small Towns and Environs Plans) 2023-2029 Table 2.4 – Small towns – Land use Zoning Matrix.

HO 03

Co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area (which includes Maynooth, Leixlip, Celbridge, and Kilcock) through the implementation of the Dublin Metropolitan Area Strategic Plan.

N/A

Residential Densities

HO P5

Promote residential densities appropriate to its location and surrounding context.

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 30-50 units per hectare. Residential Density, Mix and Design encourage net densities of 35-50 uph on outer suburban/greenfield sites.

HO O4

Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009; Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021)

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 are for 30-40+ units per hectare on centrally located sites in smaller towns and villages.

HO O5

Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 are for 30-40+ units per hectare on centrally located sites in smaller towns and villages.

Promoting Existing Residential Amenity

HO O6

Ensure a balance between protection of existing residential amenities, the established character of the area and the need to provide for the sustainable residential development is achieved in all new developments.

The scheme is adding to the existing residential fabric and enhancing the public realm.

The proposed buildings are 2 storey, with tiled pitched roof and finished with materials to reflect Kildare County Council

requirements in keeping with the existing architectural character of Rathangan.

The proposal is for 24 age- friendly apartments to provide sustainable right sizing opportunities and lifetime homes for older people.

Regeneration, Compact Growth and Densification

HO P6

Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

This is an infill development that consolidates and sustainably intensifies a residential area. The development has regard to the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 07

Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council's development management function and in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

This is an infill development that increases the residential density on the site while having regard of the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 08

Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages, including the requirement that at least 30% of all new homes in settlements be delivered within the existing built up footprint.

This is an infill development that increases the residential density on a suburban site within the town, within walking distance of all relevant amenities and within walking distance of good transport links.

HO 09

Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities.

This is an infill development that increases the residential density on a suburban site. It is located near relevant amenities and transport links.

The proposal includes for 100% universally designed units for older people that will add to the mix of unit types available in the area. It provides rightsizing opportunities for older people and in turn will make larger dwellings for families.

HO 010

That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

N/A

HO 011

Support the revitalisation of the social and physical fabric of town and village centres by:

a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors.

b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.

N/A

HO 012

Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures:

(i) Encourage the redevelopment and reuse, including energy

retrofitting, of the existing housing stock.

(ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025.

(iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.

(iv) Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.

This is an infill development using a currently underutilised site at St John's Convent, New Street, Rathangan, Co. Kildare.

The existing structures are not an efficient use of the site. A more sustainable and efficient use of the site is the proposed 24 age friendly dwellings for older people.

HO 013

Promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock.

The 24 apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

Minimal car parking is being provided. Ducting for future EV charge points is being provided as required by Chapter of the CDP. Cycle Parking is being provided in accordance with the requirements of Chapter 15. The site is located with excellent transport links. Nature based surface water attenuation is to be provided.

HO 014

Continue to work with developers and residents of private residential developments, where possible, to address public safety and

environmental/infrastructural issues within unfinished housing estates

N/A

Mix of Dwelling Types

HO P7

Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county

The housing mix provides for inclusion of eleven 1 -bed units and thirteen 2-bed units.

The 24 housing units will provide right sizing opportunities for older people, this will result in making larger dwellings available for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

HO O15

- a) Require that new residential developments provide for a wide variety of housing types, sizes and tenures.
- b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.
- c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.
- d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design.
Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards

A) The housing mix provides for inclusion of eleven 1 -bed units and thirteen 2-bed units.

B) Not Applicable

C) Kildare has an aging population. There is an ongoing need for age friendly units and right sizing opportunities for older people. 100% of the dwelling are age friendly designed.

D) 100% of the apartments are Universal designed.

HO 016

Promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood. Apartment development must be designed in accordance with the provisions of Sections 15.2, 15.3 and 15.4 (Chapter 15), where relevant, to ensure a high standard of amenity for future residents.

The proposed apartments comply with Chapter 15 of the Kildare County Development Plan 2023-2029 and the Sustainable Urban Housing: Design Standards for Apartments (2020).

HO 017

Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant particularly in relation to paragraph 3.8(a) of same which requires that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

**There are eleven 1 -bed apartment units and thirteen 2-bed apartment units proposed in this development.
All proposed apartments exceed the minimum DHLGH standard of more than 10%.**

HO 018

Support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.

The 24 proposed apartment units are accessible, designed to Universal Design (UD) standards and are adaptable. They comply with the DHLGH design guidelines and the DHLGH employers requirements.

HO 019

Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024

The apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

Minimal parking is being provided. Infrastructure for future EV charging points is being provided. The site is located with excellent transport links. Nature base surface water attenuation is to be provided.

Life cycle costings will be included as part of the construction tender and low carbon construction methods and the reduction of embodied energy in this development.

The site density of 35uph is efficient use of the site.

Specialist Provision

HO P8

Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, Travellers, those in need of emergency accommodation including those fleeing domestic violence, are accommodated in a way suitable to each of their specific needs.

All 24 of the units are designed to UD standards and specifically for older people.

Older Persons

HO O20

Support the delivery of housing options to meet the needs of older people and support older people to live independently in active retirement, where possible.

All 24 of the units are designed to UD standards and specifically for older people.

The site is located near to all amenities and transport links in urban area.

HO 021

Meet the needs of older persons and people with a disability by requiring the provision of alternative accommodation, such as age-appropriate homes, independent and assisted living units, day care facilities< nursing homes and specialised care units (eg dementia specific units) to meet the needs of older people and to facilitate the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations, integrating such housing with mainstream housing through the designation of specific land uses at appropriate and optimised strategic locations in mandatory Local Area Plans in County Kildare.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities and transport links in urban area.

HO 022

Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties, which will include opportunities for 'downsizing' or 'right sizing' within communities.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities and transport links in urban area.

HO 023

Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they can avail of existing and planned social and community infrastructure, in particular, and to examine a range of community facilities and to encourage meanwhile use in some cases.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 024

Support the implementation of the Kildare Age Friendly County Strategy 2019-2021 (and any subsequent strategy), promoting the delivery of Lifetime Homes and to support the provision of housing that is adaptable for an ageing population. The Council will also support and promote, in a timely manner, the delivery of specialist accommodation appropriate to the specific needs and wishes of older

people in cooperation with the voluntary sector, AHBs, the HSE, and other relevant bodies.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 025

Engage and develop strategies with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in town centres more suited to those with reduced mobility.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A1

Promote Mc Auley Place, Naas as a national exemplar model of housing for older persons and will seek to identify further opportunities in towns in each MD throughout the County for the Council and other appropriate bodies to expand this supported housing market

This project is an opportunity to provide universally designed aged friendly dwellings.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A2

Undertake and evidence based qualitative assessment to establish the demand for age specific housing options, including right sizing in County Kildare.

N/A

People with Disabilities

HO 026

Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated, timely and sustainable manner, which promotes equality of opportunity, individual choice and independent living

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 027

Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties in a manner that would not cause any undue delay to the delivery of same.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 028

Support and provide housing that meets the diverse needs of disabled people and to implement the County Kildare Access Strategy - A Universal Access Approach 2020-2022 (and any subsequent reviews and plans). The Council will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in the County.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A3

Ensure that all Kildare County Council new build housing stock is in compliance with Part M of the Building Regulations.

The proposed 24 units will comply fully with Part M of the Building Regulations.

HO A4

In line with the Objectives and Actions in respect of Accessible Housing contained in the 'County Kildare Access Strategy - A Universal Access Approach 2020-2022', to ensure, measure and monitor that 10% of acquired housing stock meets the needs of those with a disability and 12% of Kildare County Council new builds are universally designed and have regard to any revised actions in updated versions of the Access Strategy.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A5

Monitor the number of housing acquisitions and new builds and new builds and ensure that they meet the needs of those with a disability.
N/A

HO A6

Promote Ballymore Eustace as a national exemplar model of an age friendly, climate-friendly village and seek to facilitate and support this model for other settlements within County Kildare.
N/A

Homeless

HO 029

Support means of preventing homelessness and provide tangible and timely pathways out of homelessness for households, working in co-operation with public and voluntary bodies and actively seeking solutions for same.

The 24 units will provide a right sizing opportunities for older people, this will result in more availability of larger dwellings for families and the like.

Travellers

HO 030

Support the delivery of the Kildare County Council Traveller Accommodation Programme 2019 - 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

This is not traveller specific accommodation, but like all people on the list there could be an opportunity for an older traveller person to be accommodated.

HO 031

Implement the delivery targets, of the Kildare County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) and to meet the delivery targets as a minimum, including to identify and develop sites for Traveller specific housing and to provide accommodation appropriate to the identified needs of members of the Traveller community

The proposal is not for Traveller specific housing.

HO 032

Ensure that Traveller accommodation is located in proximity to key services including education, community, health, recreation and public transport facilities, and to support those communities in accessing Council services in their widest provision (including arts and culture).

N/A

HO 033

Support the implementation of the recommendations of the Irish Human Rights & equality Commission Review on the provision of Traveller accommodation in Co Kildare

N/A

HO 034

Recognise the separate identity, culture, tradition and history of the Travelling people in order to reduce the levels of disadvantage that Travellers experience, consistent with UN Sustainable Development Goal No. 10 - 'Reduced Inequalities

N/A

International Protection Applicants

HO 035

Continue to work with Central Government and relevant State Agencies to support the provision of housing for International Protection Applicants (asylum seekers/ refugees) in County Kildare, and to support those communities in accessing Council services in their widest provision (including arts and culture.).

This is older people specific accommodation.

Third Level Students

HO 036

Support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing in accordance with the National Student Accommodation Strategy.

N/A.

HO 037

Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.

N/A.

Domestic Violence Refuge

HO 038

To proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of domestic violence refuges within each Municipal District in the county.

N/A

Social, Affordable Purchase and Cost Rental Housing

HO P9

Promote the provision of social and affordable housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020 and to ensure, where applicable:

(a) That 20% of

(i) lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more houses is granted, and

(ii) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of 5 or more houses is granted, shall be reserved for the provision of social housing, affordable housing and cost rental housing; with at least half the 20% to be used for social housing support, and the remainder to be used for affordable housing, which can be affordable purchase, cost rental or both, social housing, or a combination of affordable and social housing, in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended)

Or

b) Where permission was granted between 3 September 2021 and 31 July 2026, Kildare County Council will require that 10% of lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more

Or

(houses is granted, shall be reserved for the provision of social housing, in accordance with the Urban Regeneration and Housing Act 2015 and Part V of the Planning and Development Act 2000 (as amended)

(c) Where Part V provision on planning applications is being accepted off site, that the units offered be located within a 5km catchment of the area.

planning permission was granted before 1 August 2021,

or

(ii) where land was purchased between 1 September 2015 and 31 July 2021 in respect of which new planning

The proposed development is for 100% social housing units.

HO P10

Support the provision of new student accommodation at suitable locations. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and

affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended)

The proposed development does not provide for purpose-built student housing.

HO O39

Meet the county's housing need for social housing provisions that a range of mechanisms, including Part V of the Planning Development Act 2000 (as amended), a social housing building programme, acquisition, Repair and Lease Scheme, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock

HO O40

The proposed development is for 100% social housing units.

Support the Government's affordable housing initiatives, including the Affordable Purchase Scheme and First Home / Share Equity Scheme, introduced by the Affordable Housing Act 2021

The proposed development is for 100% social housing units.

HO O41

Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing

The proposed development is for 100% social housing units for older people provided by Sophia Housing Association.

HO O42

Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.

The proposed development is for 100% social housing units.

Sustainable Rural Housing

HO O43-O59

HP P11-P27

HO A7-A9

N/A this is and urban project

Access and Entrances

HP P28-P32

N/A

Flood Risk Management

HO P33

Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.

A flood risk assessment was carried out on this site by the Design Teams Civil and Structural engineer and is included with the Part 8 documentation.

Kildare County Development Plan 2023-2029 Volume 2 – Small Town & Environs Plans

V2 2.6.1 Town Centre

It is an objective of the Council to;

ST R1

Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.

The proposed buildings are 2 storey, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of Rathangan.

ST R2

Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

The 24 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

ST R3

Promote the renewal of derelict, underused and vacant sites in accordance with relevant legislation.

This is an infill development using a currently underutilised site at St John's Convent, New Street, Rathangan, Co. Kildare.

The existing structures are not an efficient use of the site. A more efficient use of the site is the proposed 24 age friendly dwellings for older people.

ST R4

Actively encourage the provision of shops and services to consolidate and strengthen the role of Rathangan Town Centre in meeting the needs of its population and of the hinterland that it serves.

N/A

ST R5

Encourage active retail uses on ground floors in the town centre.

N/A

ST R6

Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

N/A

V2 2.6.4 Regeneration / Public Realm

It is an objective of the Council to;

ST R13

Facilitate the refurbishment of the Opportunity site (See Op 2 on Maps V2 – 1.5b and 1.5c), which contains a landmark vacant 3-storey protected structure and create a vibrant street frontage at this landmark location within the town.

N/A

ST R14

(i) Require that any planning application at the Opportunity site (See Op 1 on Map V2 – 1.5b and 1.5c) at the former Drummonds Mill site consists of a proposal which sensitively manages and reuses the two protected structures on site and has full regard to the environmental constraints of the site due to its location adjoining the Grand Canal and Slate River.

(ii) This significant infill development will be contingent on a masterplan and phasing arrangement being agreed with the Council.

N/A

ST R16

Support the objectives and priority projects of the forthcoming Rathangan (Part 8) Local Authority development, which seeks to rejuvenate the public realm at Bridge Street, Chapel Street and Market Square and the further roll-out of the Rathangan Urban Design Scheme on a phased basis to enhance public realm at Leinster Street, Chapel Square and New Street.

N/A

V2 2.6.6 Built Heritage

It is an objective of the Council to;

- ST R21** Preserve and enhance the special character and appearance of the Rathangan Architectural Conservation Area (ACA) by requiring that the height, scale, design and materials of any proposed development within the town and in the surrounding area complements the character of the town and does not diminish its distinctive sense of place.

N/A not within the ACA.

- ST R22** Ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.

The development is a 2 storey with pitched tiled roof using simple materials and ties in with the vernacular as much a modern apartment scheme in complying with current planning and building regulations can.

- ST R23** Require the preparation of an archaeological impact assessment, prepared by a suitably qualified archaeologist for any development within or in close proximity to the Zone of Archaeological Potential and the Preservation Order area in Rathangan. (See Map V2 – 1.5b)

Completed.

V2 2.6.9 Infrastructure

It is an objective of the council to;

- ST R33** Co-operate with Irish Water and ensure that the Rathangan WWTP is upgraded to service the development needs of the town and its hinterland.

A feasibility of connection has been confirmed with Uisce Eireann.

- ST R34** Only consider development where appropriate wastewater treatment facilities are proposed as part of development schemes.

A feasibility of connection has been confirmed with Uisce Eireann.

- ST R35** Investigate in conjunction with Irish Water the feasibility of upgrading the wastewater treatment network in the Newtown area of the town.

N/A.

V2 2.6.10 Surface Water

It is an objective of the council to;

ST R36

It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.5b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

An SSFRA has been completed and submitted.

V2 2.6.11 Older Persons Housing

It is an objective of the council to;

ST R37

Facilitate and promote the development of age friendly housing/ nursing home/ retirement village on 'E' zoned lands located to the immediate south of the Beechgrove housing development (See Map V2-1.5A).

N/A

V2 2.6.12 Appropriate Assessment

ST R38

Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.

An AA screening has been completed and the site has been screened out.

4 STATUTORY PROCEDURES

Statutory Procedures

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader, which was published on the 26th of March 2024, the display period was 27th of March until 24th of April 2024 both dates inclusive). A Site notice was placed at 1 location on the site and was maintained on site for 4 weeks.

Details of the advertisement and notices contained the following:

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8
Site Location: St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a proposed social housing development and regeneration works at **St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.**

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;

Block A

- 7 No. 1-Bed/2P apartments
- 5 No. 2-Bed /3P apartments

Block B

- 4 No. 1-Bed/2P apartments
- 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

The proposal has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that an Appropriate Assessment is not required. The proposed development will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended) and Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with Article 120 of the planning and development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on **27/03/2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 Ref No. P82024.02) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of **Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F** (public display area, Level 1) during its public opening hours by appointment during the period from **27/03/2024 until 24/04/2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildare.ie/countycouncil/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4.00pm on 09/05/2024** to:

Siobhan Barry, Housing Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F
or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed **"Part 8: Proposed Development at St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02. Planning Ref No. P82024.02"**

All comments, including names of those making comments, submitted to the Council regarding this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their consultants. Any information which you submit via Kildare County Council's websites will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Public Consultation Portal Privacy Policy.

Circulation List:

The following list of prescribed bodies was agreed with the Planning Department and received plans and particulars of the proposed development as part of the Part 8 procedure:

Prescribed Bodies:

1. An Taisce,
2. HSE, Environmental Health Officer,
3. Inland Fisheries Ireland,

4. Uisce Eireann,
5. Transport Infrastructure Ireland (TII),
6. Dept Agriculture, Food and Marine,
7. Department of Housing, Local Government and Heritage,
8. Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media,
9. Dept of Environment,
10. National Heritage Council,
11. Environmental Protection Agency,

In addition, plans and particulars of the scheme were circulated to the following internal Sections of Kildare County Council:

Internal Sections:

Parks	Simon Wallace, Snr. Parks and Landscaping Officer
NRO	Aisling Tormey, Senior Executive Engineer
Roads and Transportation	Mark Mc Loughlin SEO George Willoughby, SEE, Roads, KCC
Economics and Community & Culture	Ms. Paula O'Brien, Snr Exc Officer
Environment	Colm Flynn Snr Exc Engineer.
Strategic Projects and Public Ream	Pamela Pender A/ Snr Exc Officer
Heritage Officer	Bridget Loughlin, Heritage Officer, Forward Planning
Fire Services	Niall O Riordan, A/Chief Fire Officer, Fire Services.
Water Services	Ibrahim Fathalla, Senior Engineer David Hall, SEE, Snr Exec Engineer
Planning	Gabriel Conlon Snr Exec Officer Amy Granville, Senior Planner Bébhinn O'Shea, Senior Executive Planner Caroline O'Donnell, Senior Executive Planner
Municipal District Engineer Celbridge	Brenda Cuddy, Municipal District Engineer, Newbridge Kildare Municipal District
Housing	Siobhan Scully A/SEO
Sports Partnership	Syl Merrins- Sports Coordinator
Environmental Health Office	Niamh Ryan, Principal Environmental Health Officer-HSE

Plans and particulars of the scheme were circulated to the elected members of the Newbridge/Kildare Municipal District:

Members: Celbridge/ Leixlip Municipal District

1. Councillor Anne Connelly
2. Councillor Noel Connolly
3. Councillor Suzanne Doyle
4. Councillor Kevin Duffy
5. Councillor Noel Heavy
6. Councillor Fiona McLoughlin Healy
7. Councillor Peggy O'Dwyer
8. Councillor Tracey O'Dwyer
9. Councillor Chris Pender
10. Councillor Robert Power
11. Councillor Paddy Curran

Submissions Received

Refer to the Submissions Report at Appendix A setting out the submissions received and the Housing Departments comments on those submissions.

5. Recommendation

Kildare County Council is of the view that the proposed 24 Residential Apartment Unit Development at **St John's Convent, New Street, Rathangan, Co. Kildare** is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023- 2029).

It is recommended that the proposed 24 Residential Apartment Unit Development proceeds to detailed design and construction.

Prepared by:

Patrick Henderson

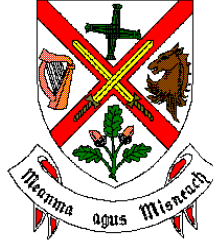
6/6/2024 | 12:25 PM BST

Patrick Henderson, MRIAI

A/Senior Architect

Date: 06st June2024

KILDARE COUNTY COUNCIL
Architectural Services Section
Housing Department



Planning and Development Act 2000
(As amended) - Part XI
Planning and Development Regulations 2001 - Part 8

Proposed Development:

**Proposed Housing Development, St Johns Convent, New Street,
Rathangan, Co. Kildare.**

Part 8 Housing Report
including submissions received

Part 8 Reference P8 2024.02

Annette Aspell
Director of Services for Housing and Corporate Services
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

Prepared by:
Patrick Henderson MRAI
A/Senior Architect
4th June 2024

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1 EXECUTIVE SUMMARY

The following report relates to the Planning and Development Regulations 2001 (as amended) - Part 8 planning process for the Proposed Residential Development at St Johns Convent, New Street, Rathangan, Co Kildare.

It should be noted that a Part 8 (Ref. P82024.02) was launched for the development on 27th of March 2024. Submissions received in connection with the Part 8 process have been included and considered in the submissions report prepared in connection with Part 8 Ref. P82024.02 and included at Appendix A.

As per the Regulations, public consultation commenced on the 27th of March 2024 and plans and particulars of the proposed development were available for inspection from 27th of March 2024 until 24th of April 2024 (both dates inclusive). The closing date for submissions and observations was the 09th of May 2024.

3 submissions were received from the prescribed bodies, 5 reports/comments were received from internal departments within KCC and 39 submissions were received from members of the public:

Part 8 Ref P82024.02

Submissions and Reports Received

- Public Representatives
none
- Kildare County Council Internal Sections: 5
 1. Environmental Health Officer-HSE
 2. Fire Department
 3. Parks
 4. Roads
 5. Environment
- Prescribed Bodies: 3
 1. Department of Agriculture, Food and the Marine
 2. Transport Infrastructure Ireland Uisce Eireann
 3. Dept. of Housing, local government & Heritage
- Public Submissions: 39
 1. Noone Engineering
 2. Nicola Conlon
 3. Steven Murphy
 4. Larisa Bej

5. Natasha Greene
6. Derek Kelly
7. Shane Connolly
8. Paul Delaney
9. Grace Cofolla
10. Rachel Mongan
11. Ciaran Fitzgerald
12. Dwayne Curry
13. Emma Brierton
14. Nicholas Comerford
15. Joe Kearns
16. Tina Murphy
17. Debbie Fallon
18. Katie Fenlon
19. Linda O'Loughlin
20. Colm O'Loughlin
21. Lyndsey Gahan
22. Carol Lynch
23. Noleen O Reilly
24. Kelli Mohan
25. Katie Byrne
26. Neil Mc
27. Mark Stafford
28. Paula Murphy
29. Michelle O'Connor
30. Amey Mathews
31. Kelly Dixon
32. Rith Kearns
33. Dano McKay
34. Aidan Saul
35. Ciara Hennessy
36. Glenn Hennessy
37. Andrew Shiel
38. Christopher Behan
39. Tara Connolly

Details of those who made a submission including a response to those submissions are set out in the Submissions Report at Appendix A.

Kildare County Council Housing Department is of the view that the proposed Residential Development at St Johns Convent, New Street, Rathangan is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023-2029) and Volume 2 (Small Towns and Environs Plans)

2 SCHEME DESCRIPTION

Introduction

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;
 - Block A
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartments
 - Block B
 - 4 No. 1-Bed/2P apartments
 - 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

The proposed site area of this development is 0.676 hectares (approx.) and is zoned: Town Centre.

Unit density of the site is 35 uph as per table Chapter 3 table 3.1 smaller towns and villages, centrally located sites density parameter requirements of 30-40 + units per hectare. Table 3.1 - Appropriate density levels as per the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009).

The project details are contained in the proposed development drawings and 'Design Statement', prepared by the project Architect (Walsh Associates). The Engineering Report and associated engineering documents prepared by the project Engineer Hayes Higgins Partnership and all other associated environmental reports. Further associated reports which include Architectural Impact Assessment and Archaeological Impact Assessment were prepared by John Cronin & Associates.

the Outline Construction & Demolition Waste Management Plan and Operational Waste Management Plan were prepared by the project Architect.

The proposed development satisfies the current Department of Housing, Local Government and Heritages specifications and Kildare County Councils housing standards as expressed through the Kildare Development Plan 2023-2029 and Volume 2 (Small Towns and Environs Plans) 2023-2029.

Purpose of Scheme

The housing scheme provides age friendly homes for older people. All 24 apartments incorporate the Universal Design and Sustainable design principals.

The 24 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

The emphasis of the design is for older people.

3 COMPLIANCE WITH PLANNING

Compliance with relevant Development Plans.

The scheme as designed will be in compliance with policies and objectives of the Kildare County Development Plan 2023 – 2029 (CDP)

The following policies and objectives are addressed in the delivery of the social housing development for 24 social housing units at St Johns Convent, New Street, Rathangan, Co Kildare.

The scheme has been designed to have regard for Chapter 15 Development Management Standards of the County Development plan 2023-2029.

Kildare County Development Plan (2023- 2029)

Policy Context

It is the policy of the Council:

HO P1

Have regard to the DHLGH Guidelines on:

- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Community (2007);*
- Sustainable Urban Housing: Design Standards for Apartments (2020);*
- Sustainable Residential Development in Urban Areas (2009);*
- Urban Design Manual: A Best Practice Guide (2009);*
- Urban Development and Building Heights – Guidelines Planning Authorities (2018)*
- Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021);*
- Design Manual for Urban Roads and Streets (DMURS) (2019).*

The Housing Department has had regard to the DHLGH Guidelines set out above in preparing this Part 8 for the proposed development of 24 units.

Strategic Context

HO P2

Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines

The proposed development of 24 social housing units at St Johns Convent, New Street, Rathangan accords with the framework, strategy, Ministerial Circular, and guidelines described above.

Housing Strategy

HO P3

Implement, in conjunction with the Housing Section, the Housing Strategy and Housing Need Demand Assessment (HNDA) to meet the projected population, changing household size and housing needs, including social and affordable housing requirements for County Kildare over the lifetime of the County Development Plan.

The Housing Department has had regard to the Housing Strategy and the Housing Need Demand Assessment in the design of proposed development of 24 social housing units at St Johns Convent, New Street, Rathangan. The proposed split of unit types is suitable for older peoples' needs.

HO 01

To secure the implementation of the Kildare County Housing Strategy in accordance with the provisions of national legislation and relevant policies and standards.

The Housing Department has had regard to the Kildare County Housing Strategy in the design of proposed development of St Johns Convent, New Street, Rathangan.

Housing Supply

HO P4

Ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county.

The site is zoned: "Town Centre". Dwellings are permitted in principle land use as per LDP Volume 2 (Small Towns and Environs Plans) 2023-2029 Table 2.4 – Small towns – Land use Zoning Matrix.

HO 02

Ensure that sufficient land is zoned at appropriate locations in compliance with the Core Strategy and Settlement Strategy of the Development Plan, in order to meet the likely future housing demands identified in the Housing Strategy and HNDA

The site is zoned: "Town Centre". Dwellings are permitted in principle land use as per Kildare County Development Volume 2 (Small Towns and Environs Plans) 2023-2029 Table 2.4 – Small towns – Land use Zoning Matrix.

HO 03

Co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area (which includes Maynooth, Leixlip, Celbridge, and Kilcock) through the implementation of the Dublin Metropolitan Area Strategic Plan.

N/A

Residential Densities

HO P5

Promote residential densities appropriate to its location and surrounding context.

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 30-50 units per hectare. Residential Density, Mix and Design encourage net densities of 35-50 uph on outer suburban/greenfield sites.

HO 04

Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009; Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021)

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 are for 30-40+ units per hectare on centrally located sites in smaller towns and villages.

HO 05

Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites

The proposed development has a density of 35 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 are for 30-40+ units per hectare on centrally located sites in smaller towns and villages.

Promoting Existing Residential Amenity

HO 06

Ensure a balance between protection of existing residential amenities, the established character of the area and the need to provide for the sustainable residential development is achieved in all new developments.

The scheme is adding to the existing residential fabric and enhancing the public realm.

The proposed buildings are 2 storey, with tiled pitched roof and finished with materials to reflect Kildare County Council

requirements in keeping with the existing architectural character of Rathangan.

The proposal is for 24 age- friendly apartments to provide sustainable right sizing opportunities and lifetime homes for older people.

Regeneration, Compact Growth and Densification

HO P6

Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

This is an infill development that consolidates and sustainably intensifies a residential area. The development has regard to the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 07

Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council's development management function and in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

This is an infill development that increases the residential density on the site while having regard of the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 08

Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages, including the requirement that at least 30% of all new homes in settlements be delivered within the existing built up footprint.

This is an infill development that increases the residential density on a suburban site within the town, within walking distance of all relevant amenities and within walking distance of good transport links.

HO 09

Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities.

This is an infill development that increases the residential density on a suburban site. It is located near relevant amenities and transport links.

The proposal includes for 100% universally designed units for older people that will add to the mix of unit types available in the area. It provides rightsizing opportunities for older people and in turn will make larger dwellings for families.

HO 010

That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

N/A

HO 011

Support the revitalisation of the social and physical fabric of town and village centres by:

a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors.

b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.

N/A

HO 012

Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures:

(i) Encourage the redevelopment and reuse, including energy

retrofitting, of the existing housing stock.

(ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025.

(iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.

(iv) Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.

This is an infill development using a currently underutilised site at St John's Convent, New Street, Rathangan, Co. Kildare.

The existing structures are not an efficient use of the site. A more sustainable and efficient use of the site is the proposed 24 age friendly dwellings for older people.

HO 013

Promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock.

The 24 apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

Minimal car parking is being provided. Ducting for future EV charge points is being provided as required by Chapter of the CDP. Cycle Parking is being provided in accordance with the requirements of Chapter 15. The site is located with excellent transport links. Nature based surface water attenuation is to be provided.

HO 014

Continue to work with developers and residents of private residential developments, where possible, to address public safety and

environmental/infrastructural issues within unfinished housing estates
N/A

Mix of Dwelling Types

HO P7

Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county

The housing mix provides for inclusion of eleven 1 -bed units and thirteen 2-bed units.

The 24 housing units will provide right sizing opportunities for older people, this will result in making larger dwellings available for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

HO 015

- a) Require that new residential developments provide for a wide variety of housing types, sizes and tenures.
- b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.
- c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.
- d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design.
Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards

A) The housing mix provides for inclusion of eleven 1 -bed units and thirteen 2-bed units.

B) Not Applicable

C) Kildare has an aging population. There is an ongoing need for age friendly units and right sizing opportunities for older people. 100% of the dwelling are age friendly designed.

D)100% of the apartments are Universal designed.

HO 016

Promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood. Apartment development must be designed in accordance with the provisions of Sections 15.2, 15.3 and 15.4 (Chapter 15), where relevant, to ensure a high standard of amenity for future residents.

The proposed apartments comply with Chapter 15 of the Kildare County Development Plan 2023-2029 and the Sustainable Urban Housing: Design Standards for Apartments (2020).

HO 017

Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant particularly in relation to paragraph 3.8(a) of same which requires that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

**There are eleven 1 -bed apartment units and thirteen 2-bed apartment units proposed in this development.
All proposed apartments exceed the minimum DHLGH standard of more than 10%.**

HO 018

Support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.

The 24 proposed apartment units are accessible, designed to Universal Design (UD) standards and are adaptable. They comply with the DHLGH design guidelines and the DHLGH employers requirements.

HO 019

Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024

The apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

Minimal parking is being provided. Infrastructure for future EV charging points is being provided. The site is located with excellent transport links. Nature base surface water attenuation is to be provided.

Life cycle costings will be included as part of the construction tender and low carbon construction methods and the reduction of embodied energy in this development.

The site density of 35uph is efficient use of the site.

Specialist Provision

HO P8

Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, Travellers, those in need of emergency accommodation including those fleeing domestic violence, are accommodated in a way suitable to each of their specific needs.

All 24 of the units are designed to UD standards and specifically for older people.

Older Persons

HO O20

Support the delivery of housing options to meet the needs of older people and support older people to live independently in active retirement, where possible.

All 24 of the units are designed to UD standards and specifically for older people.

The site is located near to all amenities and transport links in urban area.

HO 021

Meet the needs of older persons and people with a disability by requiring the provision of alternative accommodation, such as age-appropriate homes, independent and assisted living units, day care facilities< nursing homes and specialised care units (eg dementia specific units) to meet the needs of older people and to facilitate the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations, integrating such housing with mainstream housing through the designation of specific land uses at appropriate and optimised strategic locations in mandatory Local Area Plans in County Kildare.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities and transport links in urban area.

HO 022

Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties, which will include opportunities for 'downsizing' or 'right sizing' within communities.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities and transport links in urban area.

HO 023

Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they can avail of existing and planned social and community infrastructure, in particular, and to examine a range of community facilities and to encourage meanwhile use in some cases.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 024

Support the implementation of the Kildare Age Friendly County Strategy 2019-2021 (and any subsequent strategy), promoting the delivery of Lifetime Homes and to support the provision of housing that is adaptable for an ageing population. The Council will also support and promote, in a timely manner, the delivery of specialist accommodation appropriate to the specific needs and wishes of older

people in cooperation with the voluntary sector, AHBs, the HSE, and other relevant bodies.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 025

Engage and develop strategies with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in town centres more suited to those with reduced mobility.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A1

Promote Mc Auley Place, Naas as a national exemplar model of housing for older persons and will seek to identify further opportunities in towns in each MD throughout the County for the Council and other appropriate bodies to expand this supported housing market

This project is an opportunity to provide universally designed aged friendly dwellings.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A2

Undertake and evidence based qualitative assessment to establish the demand for age specific housing options, including right sizing in County Kildare.

N/A

People with Disabilities

HO 026

Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated, timely and sustainable manner, which promotes equality of opportunity, individual choice and independent living

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 027

Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties in a manner that would not cause any undue delay to the delivery of same.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO 028

Support and provide housing that meets the diverse needs of disabled people and to implement the County Kildare Access Strategy - A Universal Access Approach 2020-2022 (and any subsequent reviews and plans). The Council will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in the County.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities. A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A3

Ensure that all Kildare County Council new build housing stock is in compliance with Part M of the Building Regulations.

The proposed 24 units will comply fully with Part M of the Building Regulations.

HO A4

In line with the Objectives and Actions in respect of Accessible Housing contained in the 'County Kildare Access Strategy - A Universal Access Approach 2020-2022', to ensure, measure and monitor that 10% of acquired housing stock meets the needs of those with a disability and 12% of Kildare County Council new builds are universally designed and have regard to any revised actions in updated versions of the Access Strategy.

All 24 of the units are designed to UD standards and specifically for older people. The site is located near to all amenities.

A community room is included as part of this scheme. This scheme and residents will be supported by Sophia Housing Association which is an approved housing body.

HO A5

Monitor the number of housing acquisitions and new builds and new builds and ensure that they meet the needs of those with a disability.
N/A

HO A6

Promote Ballymore Eustace as a national exemplar model of an age friendly, climate-friendly village and seek to facilitate and support this model for other settlements within County Kildare.
N/A

Homeless

HO 029

Support means of preventing homelessness and provide tangible and timely pathways out of homelessness for households, working in co-operation with public and voluntary bodies and actively seeking solutions for same.

The 24 units will provide a right sizing opportunities for older people, this will result in more availability of larger dwellings for families and the like.

Travellers

HO 030

Support the delivery of the Kildare County Council Traveller Accommodation Programme 2019 - 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

This is not traveller specific accommodation, but like all people on the list there could be an opportunity for an older traveller person to be accommodated.

HO 031

Implement the delivery targets, of the Kildare County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) and to meet the delivery targets as a minimum, including to identify and develop sites for Traveller specific housing and to provide accommodation appropriate to the identified needs of members of the Traveller community

The proposal is not for Traveller specific housing.

HO 032

Ensure that Traveller accommodation is located in proximity to key services including education, community, health, recreation and public transport facilities, and to support those communities in accessing Council services in their widest provision (including arts and culture).

N/A

HO 033

Support the implementation of the recommendations of the Irish Human Rights & equality Commission Review on the provision of Traveller accommodation in Co Kildare

N/A

HO 034

Recognise the separate identity, culture, tradition and history of the Travelling people in order to reduce the levels of disadvantage that Travellers experience, consistent with UN Sustainable Development Goal No. 10 - 'Reduced Inequalities

N/A

International Protection Applicants

HO 035

Continue to work with Central Government and relevant State Agencies to support the provision of housing for International Protection Applicants (asylum seekers/ refugees) in County Kildare, and to support those communities in accessing Council services in their widest provision (including arts and culture.).

This is older people specific accommodation.

Third Level Students

HO 036

Support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing in accordance with the National Student Accommodation Strategy.

N/A.

HO 037

Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.

N/A.

Domestic Violence Refuge

HO 038

To proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of domestic violence refuges within each Municipal District in the county.

N/A

Social, Affordable Purchase and Cost Rental Housing

HO P9

Promote the provision of social and affordable housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020 and to ensure, where applicable:

(a) That 20% of

(i) lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more houses is granted, and

(ii) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of 5 or more houses is granted, shall be reserved for the provision of social housing, affordable housing and cost rental housing; with at least half the 20% to be used for social housing support, and the remainder to be used for affordable housing, which can be affordable purchase, cost rental or both, social housing, or a combination of affordable and social housing, in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended)

Or

b) Where permission was granted between 3 September 2021 and 31 July 2026, Kildare County Council will require that 10% of lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more

Or

(houses is granted, shall be reserved for the provision of social housing, in accordance with the Urban Regeneration and Housing Act 2015 and Part V of the Planning and Development Act 2000 (as amended)

(c) Where Part V provision on planning applications is being accepted off site, that the units offered be located within a 5km catchment of the area.

planning permission was granted before 1 August 2021,

or

(ii) where land was purchased between 1 September 2015 and 31 July 2021 in respect of which new planning

The proposed development is for 100% social housing units.

HO P10

Support the provision of new student accommodation at suitable locations. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and

affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended)

The proposed development does not provide for purpose-built student housing.

HO 039

Meet the county's housing need for social housing provisions that a range of mechanisms, including Part V of the Planning Development Act 2000 (as amended), a social housing building programme, acquisition, Repair and Lease Scheme, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock

The proposed development is for 100% social housing units.

HO 040

Support the Government's affordable housing initiatives, including the Affordable Purchase Scheme and First Home / Share Equity Scheme, introduced by the Affordable Housing Act 2021

The proposed development is for 100% social housing units.

HO 041

Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing

The proposed development is for 100% social housing units for older people provided by Sophia Housing Association.

HO 042

Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.

The proposed development is for 100% social housing units.

Sustainable Rural Housing

HO 043-059

HP P11-P27

HO A7-A9

N/A this is and urban project

Access and Entrances

HP P28-P32

N/A

Flood Risk Management

HO P33

Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.

A flood risk assessment was carried out on this site by the Design Teams Civil and Structural engineer and is included with the Part 8 documentation.

Kildare County Development Plan 2023-2029 Volume 2 – Small Town & Environs Plans

V2 2.6.1 Town Centre

It is an objective of the Council to;

ST R1

Preserve the townscape character of the town centre with its pattern of two and three storey buildings with pitched slate roofs.

The proposed buildings are 2 storey, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of Rathangan.

ST R2

Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.

The 24 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

ST R3

Promote the renewal of derelict, underused and vacant sites in accordance with relevant legislation.

This is an infill development using a currently underutilised site at St John's Convent, New Street, Rathangan, Co. Kildare.

The existing structures are not an efficient use of the site. A more efficient use of the site is the proposed 24 age friendly dwellings for older people.

ST R4

Actively encourage the provision of shops and services to consolidate and strengthen the role of Rathangan Town Centre in meeting the needs of its population and of the hinterland that it serves.

N/A

ST R5

Encourage active retail uses on ground floors in the town centre.

N/A

ST R6

Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.

N/A

V2 2.6.4 Regeneration / Public Realm

It is an objective of the Council to;

ST R13

Facilitate the refurbishment of the Opportunity site (See Op 2 on Maps V2 – 1.5b and 1.5c), which contains a landmark vacant 3-storey protected structure and create a vibrant street frontage at this landmark location within the town.

N/A

ST R14

(i) Require that any planning application at the Opportunity site (See Op 1 on Map V2 – 1.5b and 1.5c) at the former Drummonds Mill site consists of a proposal which sensitively manages and reuses the two protected structures on site and has full regard to the environmental constraints of the site due to its location adjoining the Grand Canal and Slate River.
(ii) This significant infill development will be contingent on a masterplan and phasing arrangement being agreed with the Council.

N/A

ST R16

Support the objectives and priority projects of the forthcoming Rathangan (Part 8) Local Authority development, which seeks to rejuvenate the public realm at Bridge Street, Chapel Street and Market Square and the further roll-out of the Rathangan Urban Design Scheme on a phased basis to enhance public realm at Leinster Street, Chapel Square and New Street.

N/A

V2 2.6.6 Built Heritage

It is an objective of the Council to;

- ST R21** Preserve and enhance the special character and appearance of the Rathangan Architectural Conservation Area (ACA) by requiring that the height, scale, design and materials of any proposed development within the town and in the surrounding area complements the character of the town and does not diminish its distinctive sense of place.

N/A not within the ACA.

- ST R22** Ensure that new development has regard to its environment, the local heritage of the town and the historic character of the streetscape.

The development is a 2 storey with pitched tiled roof using simple materials and ties in with the vernacular as much a modern apartment scheme in complying with current planning and building regulations can.

- ST R23** Require the preparation of an archaeological impact assessment, prepared by a suitably qualified archaeologist for any development within or in close proximity to the Zone of Archaeological Potential and the Preservation Order area in Rathangan. (See Map V2 – 1.5b)

Completed.

V2 2.6.9 Infrastructure

It is an objective of the council to;

- ST R33** Co-operate with Irish Water and ensure that the Rathangan WWTP is upgraded to service the development needs of the town and its hinterland.

A feasibility of connection has been confirmed with Uisce Eireann.

- ST R34** Only consider development where appropriate wastewater treatment facilities are proposed as part of development schemes.

A feasibility of connection has been confirmed with Uisce Eireann.

- ST R35** Investigate in conjunction with Irish Water the feasibility of upgrading the wastewater treatment network in the Newtown area of the town.

N/A.

V2 2.6.10 Surface Water

It is an objective of the council to;

ST R36

It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on Map V2 – 1.5b shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.'

An SSFRA has been completed and submitted.

V2 2.6.11 Older Persons Housing

It is an objective of the council to;

ST R37

Facilitate and promote the development of age friendly housing/ nursing home/ retirement village on 'E' zoned lands located to the immediate south of the Beechgrove housing development (See Map V2-1.5A).

N/A

V2 2.6.12 Appropriate Assessment**ST R38**

Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.

An AA screening has been completed and the site has been screened out.

4 STATUTORY PROCEDURES**Statutory Procedures**

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader, which was published on the 26th of March 2024, the display period was 27th of March until 24th of April 2024 both dates inclusive). A Site notice was placed at 1 location on the site and was maintained on site for 4 weeks.

Details of the advertisement and notices contained the following:

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8
Site Location: St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a proposed social housing development and regeneration works at **St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.**

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;

Block A

- 7 No. 1-Bed/2P apartments
- 5 No. 2-Bed /3P apartments

Block B

- 4 No. 1-Bed/2P apartments
- 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

The proposal has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that an Appropriate Assessment is not required. The proposed development will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended) and Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with Article 120 of the planning and development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on **27/03/2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 Ref No. P82024.02) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of **Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F** (public display area, Level 1) during its public opening hours by appointment during the period from **27/03/2024 until 24/04/2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildare.ie/countycouncil/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4.00pm on 09/05/2024** to:

Siobhan Barry, Housing Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F
or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed "**Part 8: Proposed Development at St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02. Planning Ref No. P82024.02**"

All comments, including names of those making comments, submitted to the Council regarding this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their consultants. Any information which you submit via Kildare County Council's websites will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Public Consultation Portal Privacy Policy.

Circulation List:

The following list of prescribed bodies was agreed with the Planning Department and received plans and particulars of the proposed development as part of the Part 8 procedure:

Prescribed Bodies:

1. An Taisce,
2. HSE, Environmental Health Officer,
3. Inland Fisheries Ireland,

4. Uisce Eireann,
5. Transport Infrastructure Ireland (TII),
6. Dept Agriculture, Food and Marine,
7. Department of Housing, Local Government and Heritage,
8. Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media,
9. Dept of Environment,
10. National Heritage Council,
11. Environmental Protection Agency,

In addition, plans and particulars of the scheme were circulated to the following internal Sections of Kildare County Council:

Internal Sections:

Parks	Simon Wallace, Snr. Parks and Landscaping Officer
NRO	Aisling Tormey, Senior Executive Engineer
Roads and Transportation	Mark Mc Loughlin SEO George Willoughby, SEE, Roads, KCC
Economics and Community & Culture	Ms. Paula O'Brien, Snr Exc Officer
Environment	Colm Flynn Snr Exc Engineer.
Strategic Projects and Public Ream	Pamela Pender A/ Snr Exc Officer
Heritage Officer	Bridget Loughlin, Heritage Officer, Forward Planning
Fire Services	Niall O Riordan, A/Chief Fire Officer, Fire Services.
Water Services	Ibrahim Fathalla, Senior Engineer David Hall, SEE, Snr Exec Engineer
Planning	Gabriel Conlon Snr Exec Officer Amy Granville, Senior Planner Bébhinn O'Shea, Senior Executive Planner Caroline O'Donnell, Senior Executive Planner
Municipal District Engineer Celbridge	Brenda Cuddy, Municipal District Engineer, Newbridge Kildare Municipal District
Housing	Siobhan Scully A/SEO
Sports Partnership	Syl Merrins- Sports Coordinator
Environmental Health Office	Niamh Ryan, Principal Environmental Health Officer-HSE

Plans and particulars of the scheme were circulated to the elected members of the Newbridge/Kildare Municipal District:

Members: Celbridge/ Leixlip Municipal District

1. Councillor Anne Connelly
2. Councillor Noel Connolly
3. Councillor Suzanne Doyle
4. Councillor Kevin Duffy
5. Councillor Noel Heavy
6. Councillor Fiona McLoughlin Healy
7. Councillor Peggy O'Dwyer
8. Councillor Tracey O'Dwyer
9. Councillor Chris Pender
10. Councillor Robert Power
11. Councillor Paddy Curran

Submissions Received

Refer to the Submissions Report at Appendix A setting out the submissions received and the Housing Departments comments on those submissions.

5. Recommendation

Kildare County Council is of the view that the proposed 24 Residential Apartment Unit Development at **St John's Convent, New Street, Rathangan, Co. Kildare** is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023- 2029).

It is recommended that the proposed 24 Residential Apartment Unit Development proceeds to detailed design and construction.

Prepared by:

Patrick Henderson

6/6/2024 | 12:25 PM BST

Patrick Henderson, MRIAI

A/Senior Architect

Date: 06st June2024

Appendix A

Submissions Report

Kildare County Council launched Part 8 Ref P82024-02 for Proposed Residential, Co. Kildare.

3 submissions were received from the prescribed bodies, 5 reports/comments were received from internal departments within KCC and 39 submissions were received from members of the public:

Part 8 Ref P82024.02

Submissions and Reports Received

- Public Representatives
 1. none
- Kildare County Council Internal Sections: 5
 1. Environmental Health Officer-HSE
 2. Fire Department
 3. Parks
 4. Roads
 5. Environment
- Prescribed Bodies: 3
 1. Department of Agriculture, Food and the Marine
 2. Transport Infrastructure Ireland Uisce Eireann
 3. Dept. of Housing, local government & Heritage
- Public Submissions: 39
 1. Noone Engineering
 2. Nicola Conlon
 3. Steven Murphy
 4. Larisa Bej
 5. Natasha Greene
 6. Derek Kelly
 7. Shane Connolly
 8. Paul Delaney
 9. Grace Cofolla
 10. Rachel Mongan
 11. Ciaran Fitzgerald
 12. Dwayne Curry
 13. Emma Brierton
 14. Nicholas Comerford

15. Joe Kearns
16. Tina Murphy
17. Debbie Fallon
18. Katie Fenlon
19. Linda O'Loughlin
20. Colm O'Loughlin
21. Lyndsey Gahan
22. Carol Lynch
23. Noleen O Reilly
24. Kelli Mohan
25. Katie Byrne
26. Neil Mc
27. Mark Stafford
28. Paula Murphy
29. Michelle O'Connor
30. Amey Mathews
31. Kelly Dixon
32. Rith Kearns
33. Dano McKay
34. Aidan Saul
35. Ciara Hennessy
36. Glenn Hennessy
37. Andrew Shiel
38. Christopher Behan
39. Tara Connolly

Part 8 Public Display Drawings and documents.

Link to Part 8 plans and particulars on KCC website:

[P82024.02 - Proposed Development at St. John's Convent, New Street, Rathangan, Co.](#)

[Kildare, R51 KP02. | Kildare County Council \(kildarecoco.ie\)](#)