

Kildare County Council

**Part 8 Planning Application
4 Social Housing Units at
Narraghmore, Co. Kildare.**

Project Description

Architectural Services Section
Kildare County Council
November 2020

Project Description

Project Name:	Infill Housing Project (4 dwellings) at Hillview Terrace, Lipstown Lr., Narraghmore , Co Kildare
KCC Part 8 Reference No.	P82020.05
Site Location:	Hillview Terrace, Lipstown Lr. Narraghmore, Co Kildare.
Project Description:	<p>Infill Housing Project (4 dwellings) at Hillview Terrace, Lipstown Lr., Narraghmore , Co Kildare consisting of</p> <ul style="list-style-type: none"> • 2no. three-bedroom dwellings, • 2no. two-bedroom dwellings, • Modifications and re-configuration of existing junction to Calverstown Road (L8008) to facilitate the proposed development. • All associated site and development works
Design Team	<p>Director of Services: Annette Aspell Senior Architect: David Creighton Senior Executive Architect: Patrick Harrington Senior Executive Technician: Mary Morrissey</p>

Site Location:

The site is located within the rural settlement of Narraghmore, Co. Kildare. The site area is 0.31 ha and lies to the north of an existing terrace of semi-detached dwellings on Hillview Terrace and to the west of the adjoining Lipstown Manor estate. The site will be accessed from Hillview Terrace which runs parallel to the Calverstown Road (L8008).

As per the County Development Plan 2017-2023, each rural settlement is subject to a settlement strategy which comprises of a settlement core, existing built up area and settlement expansion area. KCC Planning Section have identified to us that *‘the overall expansion of larger rural settlements should proceed on the basis of a number of well-integrated sites within and around the village core and a strong emphasis will also be placed on encouraging infill opportunities’*. The proposed site is an infill site located in an ‘existing settlement’ area.

The Settlement Core of Narraghmore is located within a 300m radius from the site providing accessible travel distances to the local amenities. Our planning Section have also identified to us that a density of 15 dwellings per hectare will be considered on the subject site. The proposed site area is 0.31 hectare and the proposal comprises of 4 units in satisfying that recommended development standard.

Compliance with relevant Development Plans:

The scheme as designed will be in compliance with policies and objectives of the Kildare County Development Plan 2017 – 2023 (CDP) the Small Town Plans & Environs Plans (2017-2023).

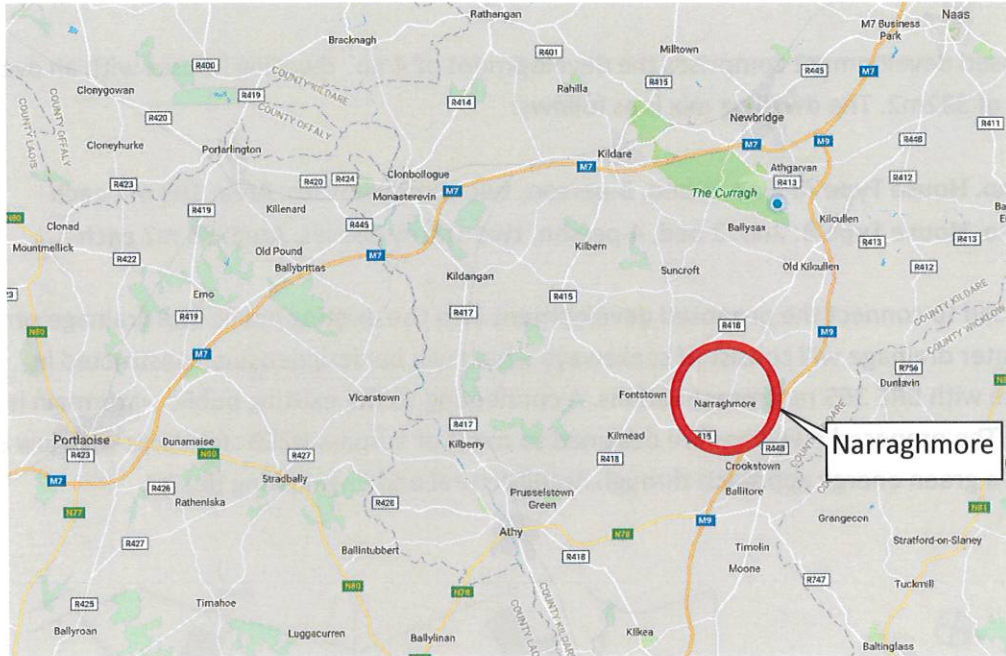


Figure 1: Location of Narraghmore Rural Settlement in context.

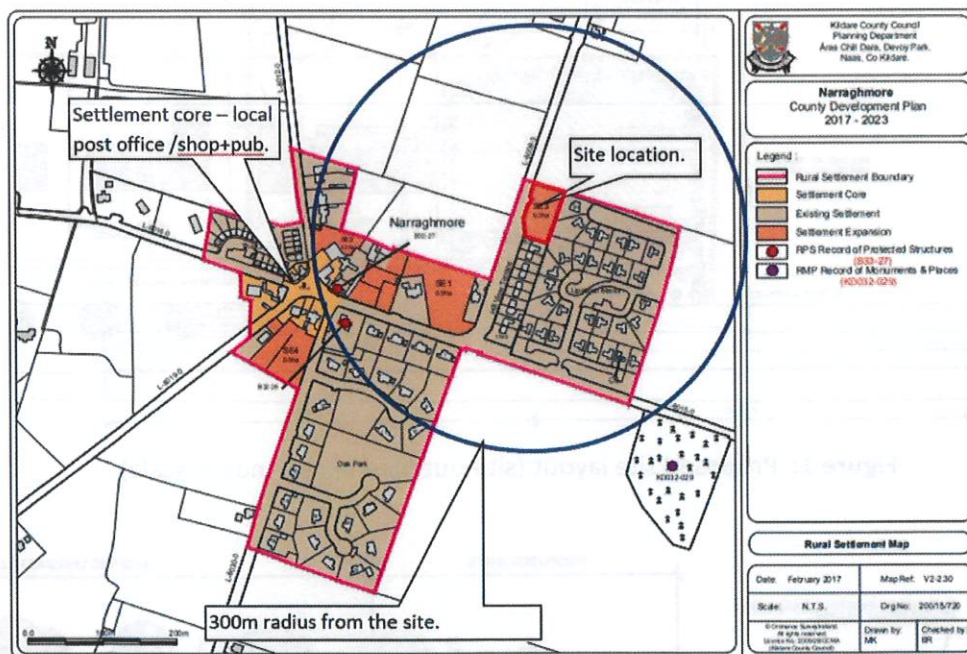


Figure 2: Site location (site outlined in red). From Kildare County Council County Development Plan 2017 - 2023

Nature of Proposed Development:

The proposed development comprises the development of 4 no. dwelling houses on a total site area of 0.31 hectares, located on a gently sloping site which is identified as a settlement expansion site in the Kildare County Council County Development Plan 2017 - 2023 (the extant Plan). The proposed development forms a natural extension of the existing line of development along Hillview Terrace.

The proposed development comprises the development of 4 no. dwelling houses with an overall floor area of 382m². The dwelling mix is as follows:

- **2no. House Type A:** 2 no. 3-bed, 5-person, two-storey houses. Area: 103 m² each
- **2no. House Type B:** 2no. 2 bed, 4-person, two storey houses. Area: 88 m² each

It is proposed to connect the proposed development into the existing public foul drainage services. Surface water drainage will consist of soakaways which will be designed and constructed in accordance with BRE 365 recommendations. A connecting to the existing public watermain is proposed. The proposed dwellings are designed to meet or surpass NZEB standards with low energy usage and a green energy approach through Architectural and Engineering design.

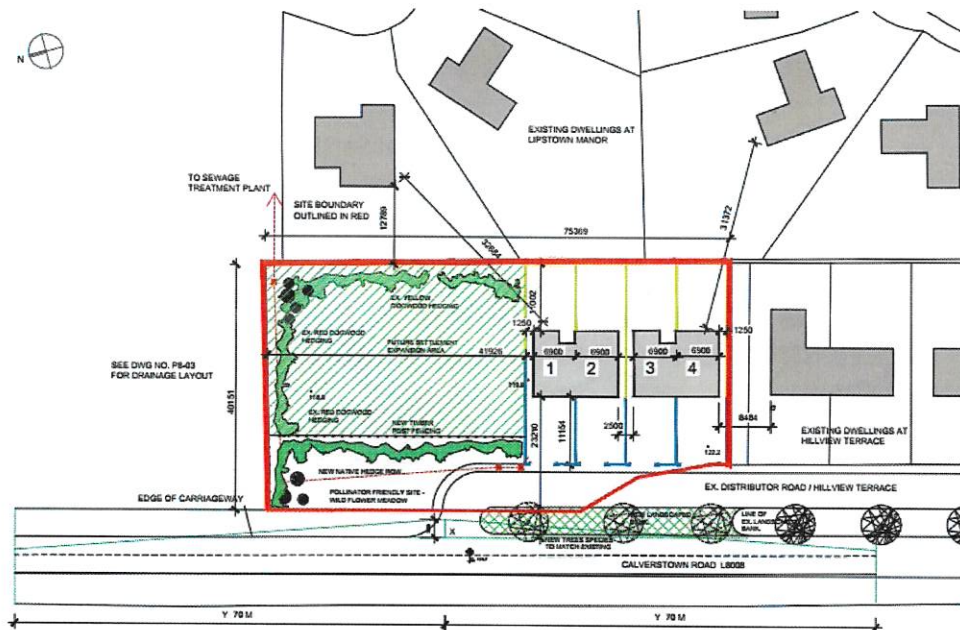


Figure 1: Proposed site layout (site outlined in red - not to scale).

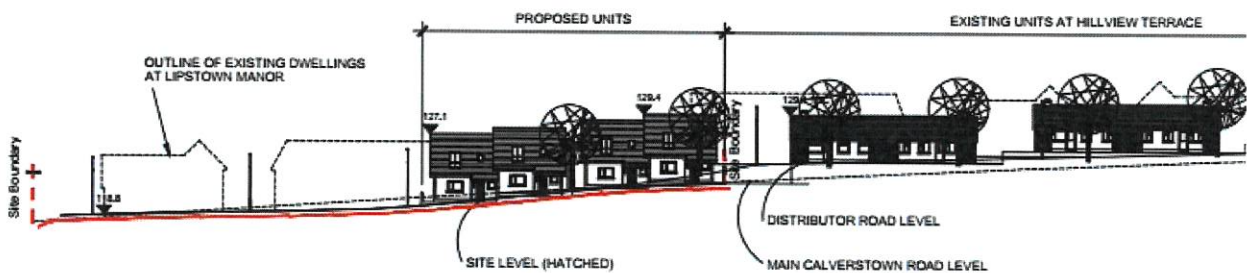


Figure 2: Proposed context elevation to Hillview Terrace (not to scale).

Narraghmore village is located approximately 13km from Kilcullen, 15km from Athy, 8km from Ballitore and 5km from Crookstown. The National Transport Authority operate a bus service between Naas and Carlow that Narraghmore residents can access in Ballitore and Crookstown. Narraghmore is in the catchment area for Crookstown primary school and Kilcullen and Athy post primary schools. The 2016 census identified the population in Narraghmore at 821.

The proposed development is not located within any sensitive environmental area. A Screening for Appropriate Assessment was carried out by NM ECOLOGY Consultant Ecologists. There are no European Sites within 2 km of the subject site the report concludes that there are no pathways for direct or indirect impacts on any Natura 2000 sites.

Statutory Procedures:

The proposed scheme will be advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme will be placed in the Leinster Leader on the week beginning 30th November 2020. The required notices will be placed and maintained on site. Details of the newspaper ad and site will indicate dates and procedures for public inspection of the application and procedures and timescales for submission of observations.

The following prescribed bodies were also contacted as part of the Part VIII procedure:

Prescribed Bodies:

An Comhairle Ealaoin (The Arts Council), 70 Merrion Sq., Dublin 2

An Taisce, Tailors Hall, Back Lane, Dublin 8 D08XZA3

Bord Failte Eireann, 88-95 Amiens Street, Dublin 1.

Department of Art, Heritage, Regional, Rural Gaeltacht Affairs, 23 Kildare Street, Dublin 2.

Heritage Council, The Bishops Palace, Church Lane, Kilkenny

Inland Fisheries Ireland, 3044, Lake Drive, City West Business Campus, Dublin 24

Irish Water, Colville House, 24-26 Talbot Street, Dublin 1

Internal Departments:

In addition, plans and particulars of the scheme were circulated to the following internal sections:

Planning:	Emer Uí Fhatharta, Senior Planner Eoghan Lynch, Snr. Exec. Planner
Area Engineer West:	Dave O’Flaherty, Engineer
Environment:	Michael Holligan, Senior Engineer
Roads + Transportation:	George Willoughby, Sen. Exec. Engineer
Chief Fire Officer:	Celina Barrett, Chief Fire Officer, Fire Services.
Water Services:	Ibrahim Fathalla, Senior Engineer
Community & Culture	Simon Wallace, Snr. Parks Superintendent Carmel O’Grady, Exec. Parks Superintendent

Councillors:

Plans and particulars of the scheme were circulated to the elected members of the Athy Municipal District:

Councillor Veralouise Behan.

Councillor Aoife Breslin.

Councillor Brian Dooley.

Councillor Ivan Keatley.

Councillor Mark Leigh.

Queries of clarifications on the above proposal can be sent to Patrick Harrington (Senior Executive Architect, Architectural Services Department, Kildare County Council).

E: paharrington@kildarecoco.ie.



Patrick Harrington MRIAI
Senior Executive Architect,
Kildare County Council,

Appendix 1 – site photos



1.1 View of site from Hillview Terrace access road.



1.2 View of site from Hillview Terrace access road.



1.3 View of Hillview Terrace access road in opposite direction from site.



1.4 View of site from local road L8008 on approach to Narraghmore.



1.5 View of site at L8008 junction of access road to Hillview Terrace.



1.6 View of site.