

## 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.*

<b>Type of Development</b>	Refurbishment and Extension
<b>Site Location</b>	25 Saint Corban's Place, Naas, Co. Kildare. W91 YK8Y
<b>Development proposed by</b>	Housing Department
<b>Display period</b>	Advertised in the Nationalist and in the Leinster Leader on the 17 <sup>th</sup> May 2022  Public display period from 18 <sup>th</sup> May 2022- 15 <sup>th</sup> June 2022  Submissions to be made by 01 <sup>st</sup> July 2022
<b>Submissions/observations</b>	No submissions received.  A report on the submissions is included in Appendix B.
<b>Part 8 Reference Number</b>	P82022.09

## 1. Site Location & Context

St Corban's Place is accessed off Dublin Road and No. 25 Corban's Place occupies an existing two-store, two bed end of terrace dwelling. The property was constructed circa 70 years ago and located to the northern edge of Naas town centre and is within 550m distance from the town centre.



Figure 1 – Site location



Figure 2 – Aerial photograph of the site





Figure 3 – Google Street view of the proposed site

## 2. Description of the Proposed Development

The Housing Section of Kildare County Council proposes the following development at this site:

- a) demolition of existing single storey flat roof extension to the rear of existing two storey, 2-bed end of terrace dwelling,
- b) refurbishment, internal alterations, and the construction of a two storey and single storey extension to the side of the existing two-storey end of terrace dwelling to create a 4-bedroom dwelling,
- c) all associated site-works to include, a section of new site boundary to the rear, new site entrance gates, new landscaping, tree surgery, site drainage, site car parking, ancillary site services and development works above and below ground

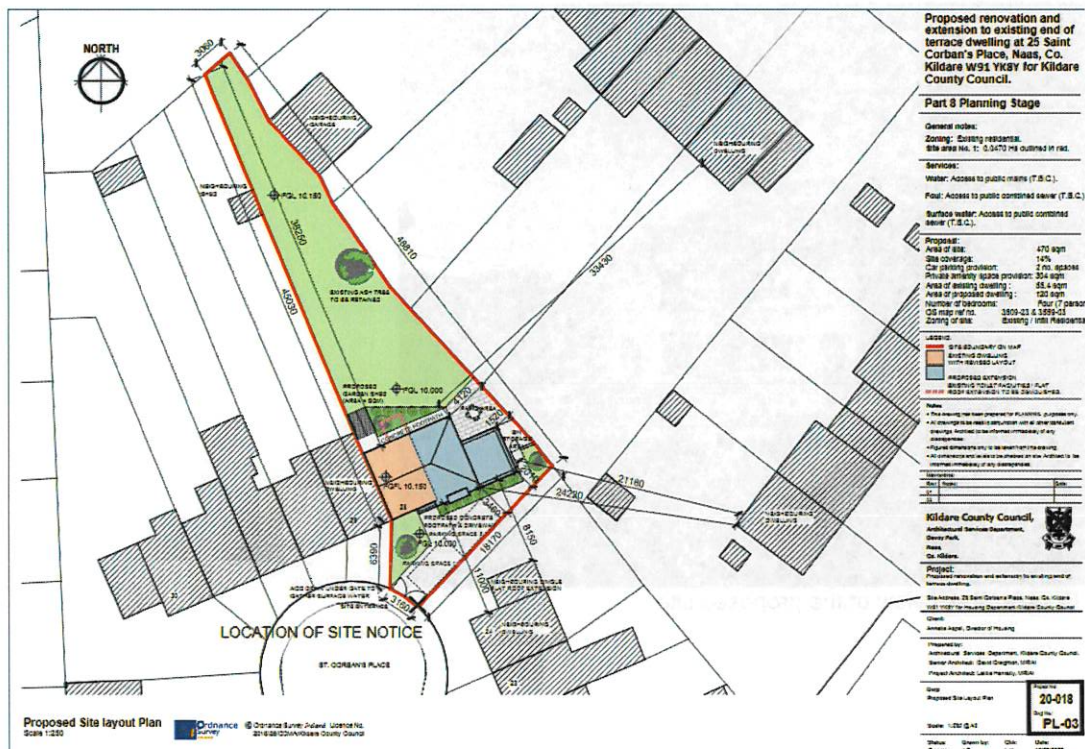


Figure 4 – Proposed site layout

### 3. Supporting Documents

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

- Kildare County Council Part 8 Application form
- Detailed Project Drawings
- AA Screening Determination
- EIA Screening Determination
- Design Statement

### 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 issues raised is contained in Appendix A of the report. There were no public submissions received and 7 comments received in total from internal sections of Kildare County Council and prescribed bodies. The breakdown is as follows:

- Public Representatives:  
None received
- Kildare County Council Internal Sections:
  - a. Water Service Section
  - b. Parks Section
  - c. Fire Services
  - d. Naas MD Engineer
  - e. Waste Water operations
  - f. Environmental Health Officer



- Prescribed Bodies:
  - a. NRDO
- Public Submissions:  
None received

## 5. Planning History

**18/841:** Permission granted for a two-storey side extension to the north facing gable comprising of a garage at ground level and bedroom at first floor level with pitched roof over. The works also included the demolition of bathroom to the rear of the property at ground level to facilitate a new single storey extension to the rear with pitch roof over

## 6. Policy Context

### Kildare County Development Plan 2017 – 2023

Chapter 3- Settlement Strategy

Chapter 4-Housing

Chapter 6- Movement and Transport

Chapter 13- Natural Heritage & Green Infrastructure

Chapter 14- Landscape, Recreation & Amenity

Chapter 15- Urban Design Guidelines

Chapter 17-Development Management Standards

### Naas Local Area Plan 2021 – 2027

The subject site is zoned B – ‘Existing/Infill Residential’ To protect and enhance the amenity of established residential communities and promote sustainable intensification

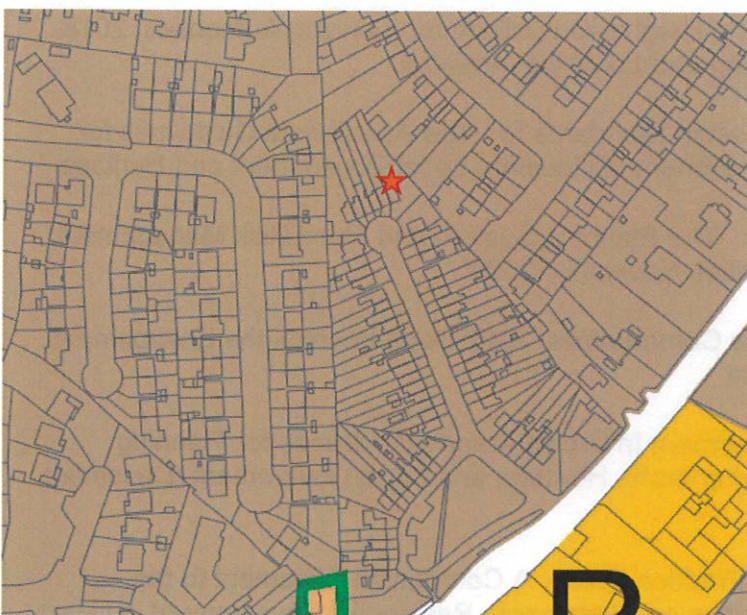


Figure 5 – Zoning

The following policies/objectives of the Naas LAP 2021-2027 are of particular relevance to the proposed development:

## **Chapter 4 – Homes and Communities**

To facilitate and deliver liveable, high-quality, nearly zero-energy, integrated residential development that provides for an appropriate demographic mix in tandem with the delivery of good social and physical infrastructure to support the development of vibrant and diverse communities.

**Policy HC1:** It is the policy of the Council to ensure that sufficient land is available at appropriate locations to satisfy the County Core Strategy growth allocation for Naas, to ensure Naas maintains its status as one of Kildare's Key Towns and that good quality housing is provided.

**Objective HCO 1.1:** Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.

**Objective HCO1.3:** Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

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

**Objective HC3:** To ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities

### **Relevant Government Policy**

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

- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

### Built / Natural Heritage

<b>Built Heritage</b>	There are no protected structures in the vicinity of the site.
<b>Archaeological Heritage</b>	There are no recorded sites or monuments within the vicinity of the subject site
<b>Natural Heritage</b>	<p>No SAC or SPA within 5km radius of the subject site. The nearest Natura 2000 is Mouds Bog Special Area of Conservation (SAC), which is located approximately 9.2km west of the subject site.</p> <p>An Appropriate Assessment Screening Report was undertaken by the Applicant. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. The Planning Department agrees with the findings and conclusions of the AA Screening.</p>
<b>Flood</b>	The site is not located within a flood zone and there are no historical records of flooding at the site according to the OPW CFRAMS online mapviewer. River Liffey is located within c3.2km of the subject site.

## 7. Assessment

The site is Zoned B – Existing/Infill Residential with the objective ‘To protect and enhance the amenity of established residential communities and promote sustainable intensification’. Therefore, the principle of refurbishment and extension to the property on lands zoned existing residential / infill is acceptable.

Development management Standards Section 17.4.8 of the Kildare County Council Development Plan 2017-2023 relates to extension to dwellings and requires that

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties.
- An extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties. However, a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged.
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.



- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- The physical extensions to the floor area of a dwelling should not erode its other amenities.
- In all cases a minimum private rear garden area must be retained.

The justification and benefit of the proposed development has been set out in the Part 8 Design statement and Submission Report prepared by the Housing Department. Kildare County Council agrees with the rationale put forward.

### Design, Layout & Impact on existing residential amenity

The site has a stated area of 470sqm. The development proposes alteration and extension to the property at 25 Saint Corban's Place.

The scheme comprises of the demolition of existing single storey extension to the rear of the existing dwelling, refurbishment and alterations to the existing two-bedroom dwelling and the construction of a two storey and single storey extension to the side of the dwelling to create a 4-bedroom dwelling for a family with specific needs.

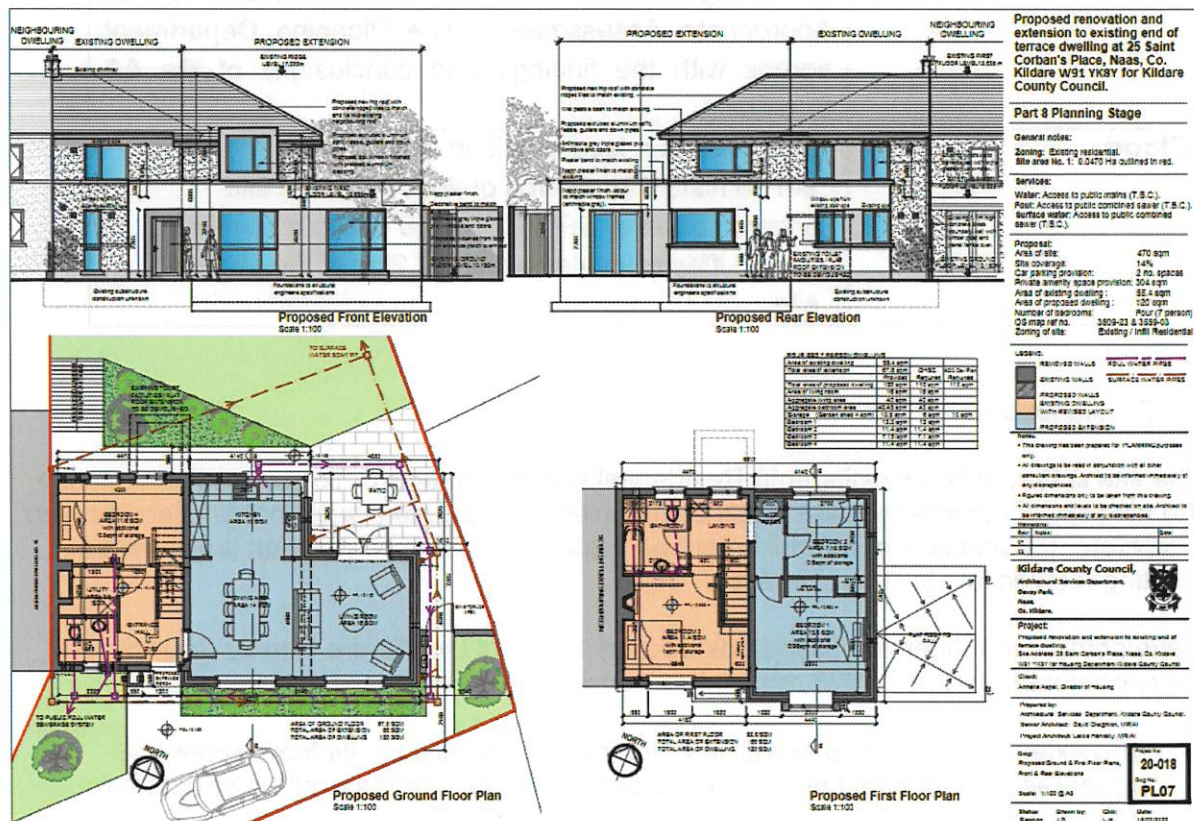


Figure 6 – Proposed floor plans

The dwelling provides a ground floor accessible bedroom and sanitary facilities making it an ideal lifetime home for inclusion into Kildare County Councils Housing stock. The proposal maintains the existing form, style and building line of the neighbouring dwelling. The overall scheme enhances the existing area buy improving existing site boundaries and creates a strong built form using materials that are reflective of the surrounding built environment. This



proposal also utilises the large rear garden space by providing appropriate landscaping and an associated larger family home that can only benefit the end user and the general community.

Having regards to the design and setting of the proposed development, it is considered that no overlooking or loss of residential amenity will occur as a result of the proposed development.

#### Public and Private Open Space

High quality, functional private open space has been provided in compliance with the standards set out in Chapter 17 Development Management Standards, Table 17.5 of the County Development Plan (2017-2023)

#### Car Parking

The proposal provides for 2 on site car parking spaces.

#### Appropriate Assessment

An Appropriate Assessment Screening was carried by the Applicant 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.

#### EIAR

An EIAR screening report was also included with the application. The report concluded that the housing development falls significantly below the threshold set out in Class 1(b)(i) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and that the proposed development site can accommodate the development without significant impact or the need for a detailed EIAR.

#### Water and Wastewater

Both foul and surface water connections are proposed to connect to existing services infrastructure. Water services has no objections subject to modifications set out in Appendix A of the Submission Report by Housing.

## 8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023,
- The Naas Local Area Plan 2021-2027,
- 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,
- The location of the proposed development,
- The nature and extent of the proposed development and
- The recommendations set out below,

It is considered that the proposed Part 8

- Would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and the Naas Local Area Plan 2021-2027 and would therefore be in accordance with the proper planning and sustainable development of the area.

## 9. Recommendation

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

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 18<sup>th</sup> May 2022, except where altered or amended by the following modifications.
2. The existing dwelling and the extension shall be jointly occupied as a single housing unit. The extension shall not be subdivided from the remainder of the dwelling nor sold or let as a separate dwelling unit. The overall dwelling shall be used for domestic-related purposes only, and not for any commercial, workshop, or other non-domestic use.
3. No part of the development, including fascia boards, soffits, gutters, drainpipes or other rainwater goods shall at any time overhang or encroach onto the neighbouring property.
4. (a) All surface water shall be collected and disposed of to rainwater harvesting, soakways or a water system designed and constructed in accordance with B.S. 8301:1985 and BRE Digest and provided with inspection manhole covers.  
(b) Existing land and roadside drainage shall not be impaired.  
(c) Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.  
(d) All surface water generated by the extension shall be connected into the existing buildings drainage network and not permitted to flow onto the public road.

5. The modifications as detailed in the Parks, MD Engineer, Environmental Health and water Services Department reports and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
6. The Developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways. Protection of existing drains shall be in accordance with current building regulations.
7. No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by operatives or vehicles traveling to or from the development site during the construction phase.
8. No building material or plant shall be used or stored on the public footpath or road without the prior consent of the Area Engineer.
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.



**Kehinde Oluwatosin**  
**Senior Executive Planner**  
29/08/2022



Emer Uí Fhátharta  
Senior Planner

August 29<sup>th</sup> 2022


*Stephen Ryan, DOS 29/08/22*

*Annette Apple DICE  
30.08.2022*



## APPENDIX A

### APPROPRIATE ASSESSMENT SCREENING REPORT

	<b>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</b>
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(A) Project Details	
<b>Planning File Ref</b>	P8 2022-09
<b>Applicant name</b>	Housing Department
<b>Development Location</b>	25 Saint Corban's Place, Naas, Co. Kildare. W91 YK8Y
<b>Site size</b>	0.047Ha
<b>Application accompanied by an EIS (Yes/NO)</b>	No
<b>Distance from Natura 2000 site in km</b>	The nearest Natura 2000 are Mouds Bog Special Area of Conservation (SAC), which is located approximately 9.2km west of the site.
<b>Description of the project/proposed development</b> The proposed development comprises of the:	
a) demolition of existing single storey flat roof extension to the rear of existing two storey, 2-bed end of terrace dwelling,	
b) refurbishment, internal alterations, and the construction of a two storey and single storey extension to the side of the existing two-storey end of terrace dwelling to create a 4-bedroom dwelling,	
c) all associated site-works to include, a section of new site boundary to the rear, new site entrance gates, new landscaping, tree surgery, site drainage, site car parking, ancillary site services and development works above and below ground.	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development	
	<b>Yes/No</b>  <b>If answer is yes, identify list name of Natura 2000 site likely to be impacted.</b>

<b>1</b>	<b>Impacts on sites designated for freshwater habitats or species.</b>  <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>	<b>No</b>
<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton 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>	<b>No</b>
<b>3</b>	<b>Impacts on designated terrestrial habitats.</b>  <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 woodlands, dunes or grasslands, or within 100m of same?</i>	<b>No</b>
<b>4</b>	<b>Impacts on birds in SPAs</b>  <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	<b>No</b>

**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**.

<b>(G) SCREENING DETERMINATION STATEMENT</b>		
<i>Selected relevant category for project assessed by ticking box.</i>		
<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
Having regard to the nature and scale of development proposed, combined with the distance to the nearest SAC it is not considered that the development has the potential to significantly impact the SAC network		

<b>Name:</b>	Kehinde Oluwatosin
<b>Position</b>	SEP
	29/08/2022



**APPENDIX B**  
**SUBMISSION REPORT (Housing Department)**