



PROPOSED 15NO SOCIAL DWELLING UNITS AT ST. EVINS PARK, MONASTEREVIN, CO. KILDARE

Planning Reference No: P82023

Part 8 Design Statement.

Planning Ref. No: P82023



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Propose Scheme.



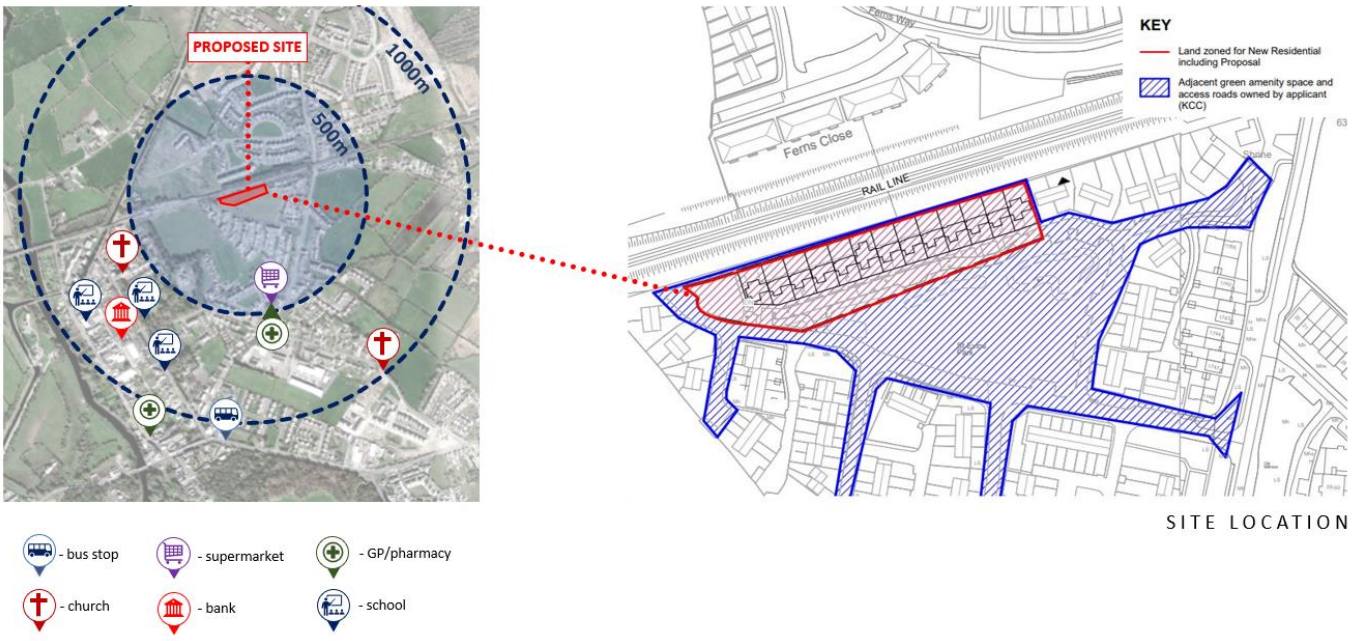
1. site

- Site address:** St. Evins Park, Monastrevin, Co. Kildare
- Site area:** 1.129 hectares
- Zoning:** New residential
- Proposed No. of units:** 15 residential units (previous approval was for 16 dwellings. This scheme of semi-detached houses didn't factor in the noise issues from the adjacent rail line)
- Proposed Density:** 23 units per hectare
- Proposed Unit mix:** 4no. 1bed Apartments (2no. Accessible/Universally Designed)
7no. 2 bedroom houses
4no. 3 bedroom houses (1no. Accessible/Universally Designed
(20% Universally Designed: Objective HO O15, chapter 3 Kildare County Development Plan 2023-2029)
- Proposed Car Parking:** 1no. parking space within house unit curtilage + additional spaces for visitors and apartment units.
16no. total spaces,
1no. accessible space
1no. Electric charging space
(future charging infrastructure provision in line with Development Plan)

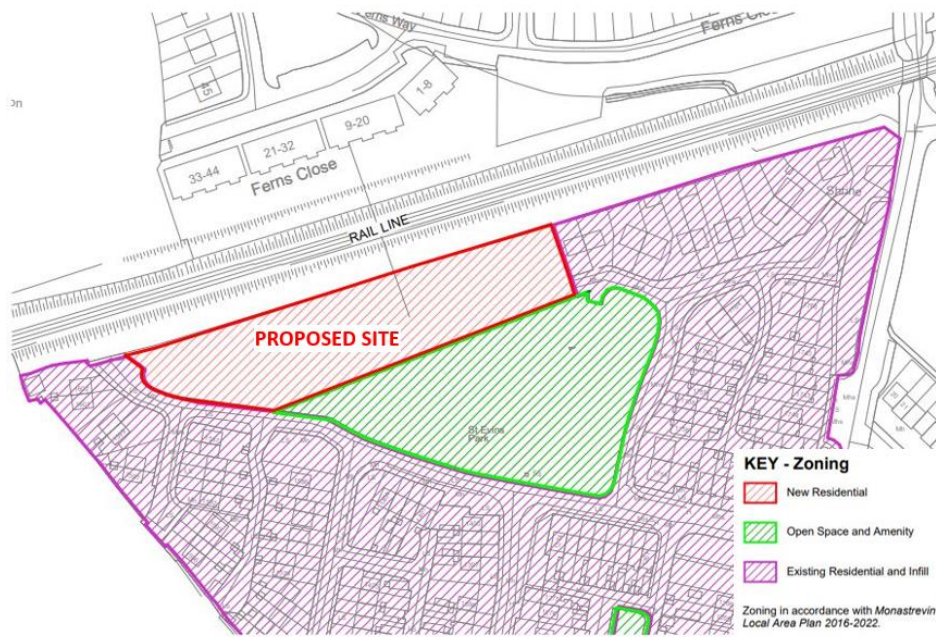
Site location:

<https://maps.app.goo.gl/ANFMkVsQhx6eSLPr8>

Site is located to the north of Monasterevin, facing onto St.Evins Park. It backs on an existing rail line to the north. It is accessible from the existing network of minor roads forming the local suburban development. The local context is predominantly formed by 1-2 storey terraced and semi-detached homes, with some apartments to the north of the rail line. The site is within walking distance to all the services and amenities offered by Monasterevin.



2. site location



SITE LOCATION - ZONING

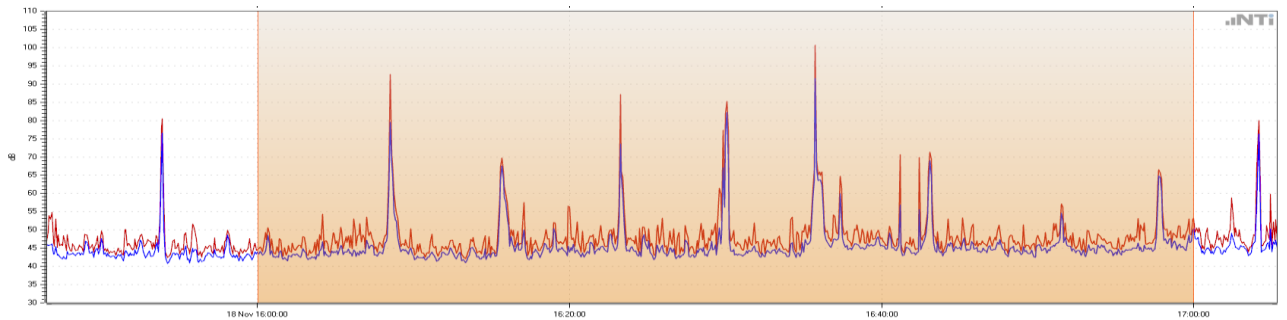
3. zoning

Noise constraint:

Due to the proximity of the development to the existing rail line, a thorough review of the approach was undertaken by a noise consultant.



4. noise map



5. peak noise events

LEVELS OF NOISE In decibels (dB)

| | | |
|---|-----|---------------------------------------|
| PAINFUL & DANGEROUS | | |
| Use hearing protection or avoid | 140 | • Fireworks |
| | | • Gun shots |
| | | • Custom car stereos (at full volume) |
| | 130 | • Jackhammers |
| | | • Ambulances |
| UNCOMFORTABLE | | |
| Dangerous over 30 seconds | 120 | • Jet planes (during take off) |
| VERY LOUD | | |
| Dangerous over 30 minutes | 110 | • Concerts (any genre of music) |
| | | • Car horns |
| | | • Sporting events |
| | 100 | • Snowmobiles |
| | | • MP3 players (at full volume) |
| | 90 | • Lawnmowers |
| | | • Power tools |
| | | • Blenders |
| | | • Hair dryers |
| Over 85 dB for extended periods can cause permanent hearing loss. | | |
| LOUD | | |
| | 80 | • Alarm clocks |
| | 70 | • Traffic |
| | | • Vacuums |
| MODERATE | | |
| | 60 | • Normal conversation |
| | | • Dishwashers |
| | 50 | • Moderate rainfall |
| SOFT | | |
| | 40 | • Quiet library |
| | 30 | • Whisper |
| FAINT | | |
| | 20 | • Leaves rustling |

6. dB levels

It is proposed that the project would be constructed by a design build contractor using modern methods of construction. The Design Build Contractor will be required to carry out their own independent Noise assessment to inform their detailed design.

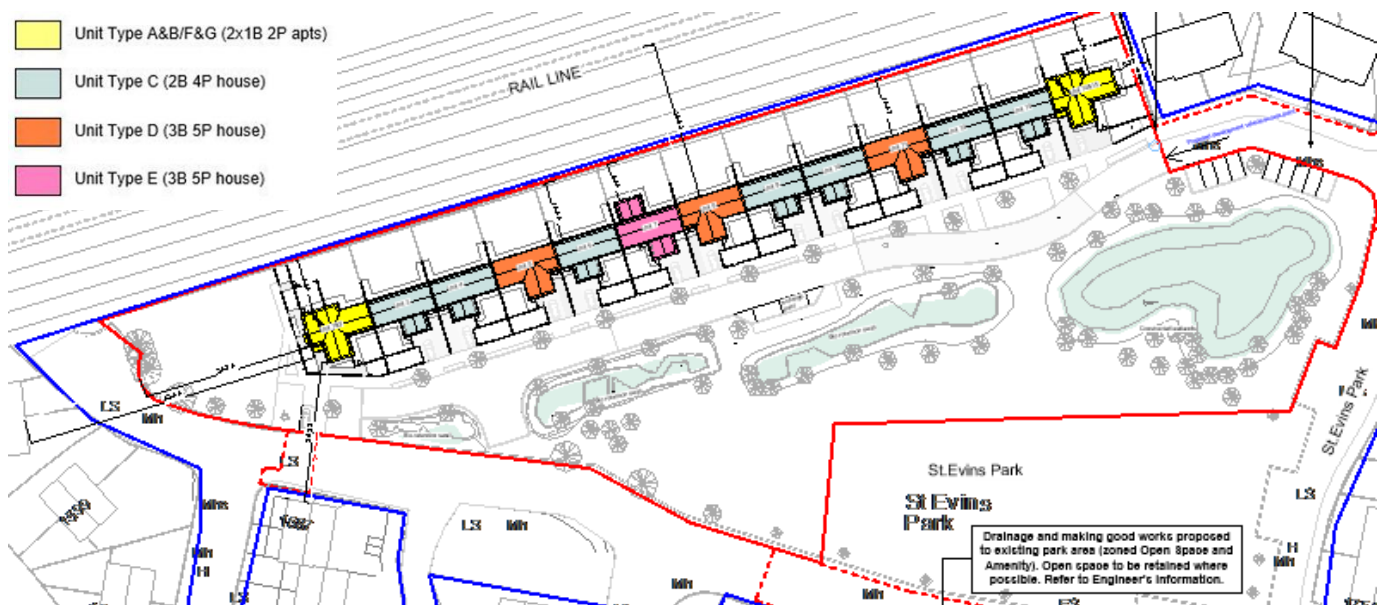
Design approach:

By proposing a long continuous terrace, the front garden areas are sheltered from noise. Triple glazed, non-opening window units to be incorporated into the rear elevations directly facing the railway line. Family gardens are placed to the front to be in the quieter area and the rear gardens are a utility space for bins, washing lines, storage of bikes etc.

The long terrace is punctuated with single and 2 storey gables.



There is undercroft access to the rear of each unit. Please refer to the part 8 drawings P8-07 to P8-13.

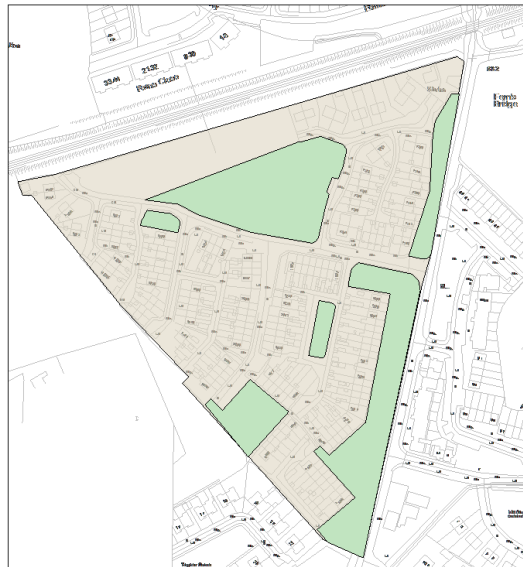


6 site layout

- Proposed Unit mix:**
- 4no. 1bed Apartments (2no. Accessible)
 - 7no. 2 bedroom houses
 - 4no. 3 bedroom houses (1 Universal Design)

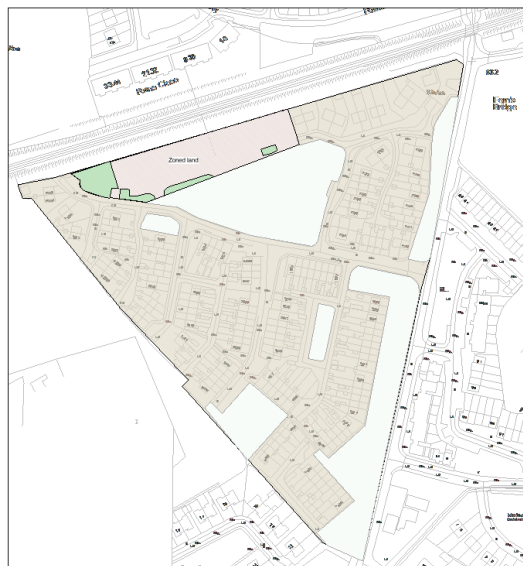
Public Open space.

Existing area of St.Evins Park: 7.8ha
Existing public open space (excluding zoned residential land): 2.03ha



Existing Public Open space

Proposed open space in zoned residential land: 0.1145ha

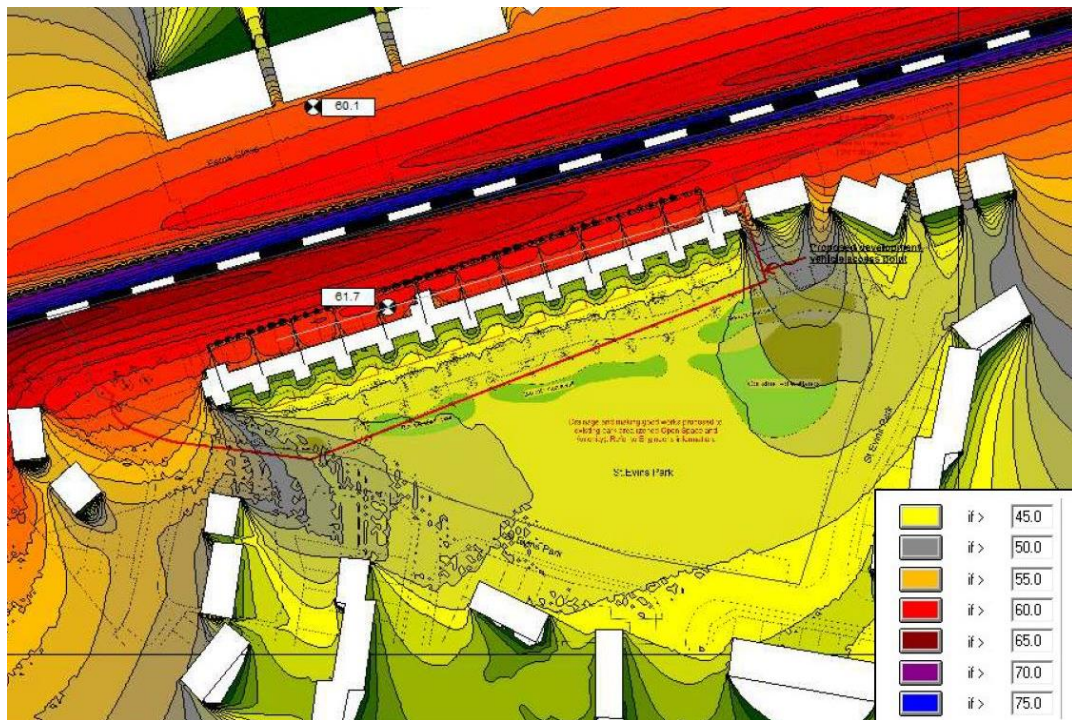


Proposed Public Open space on zoned land

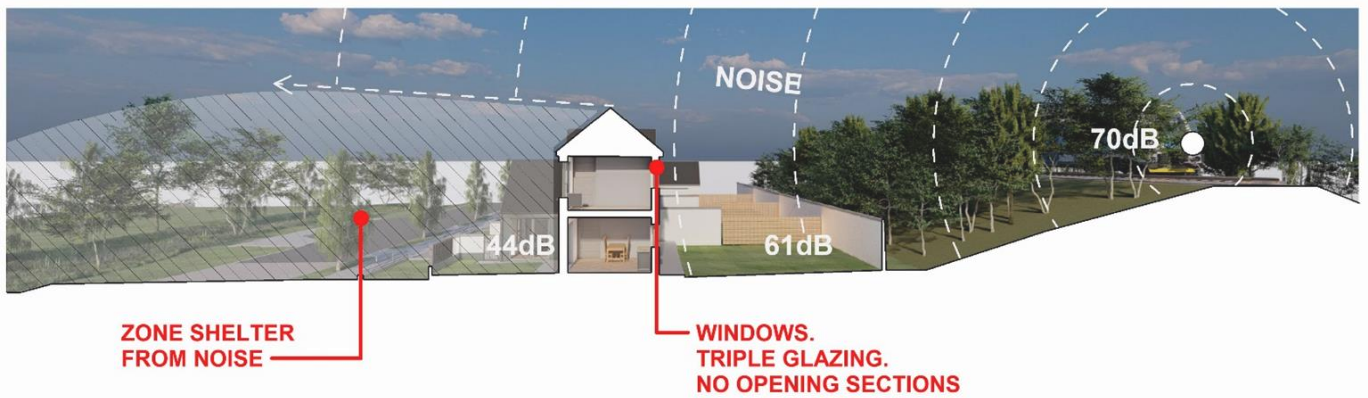
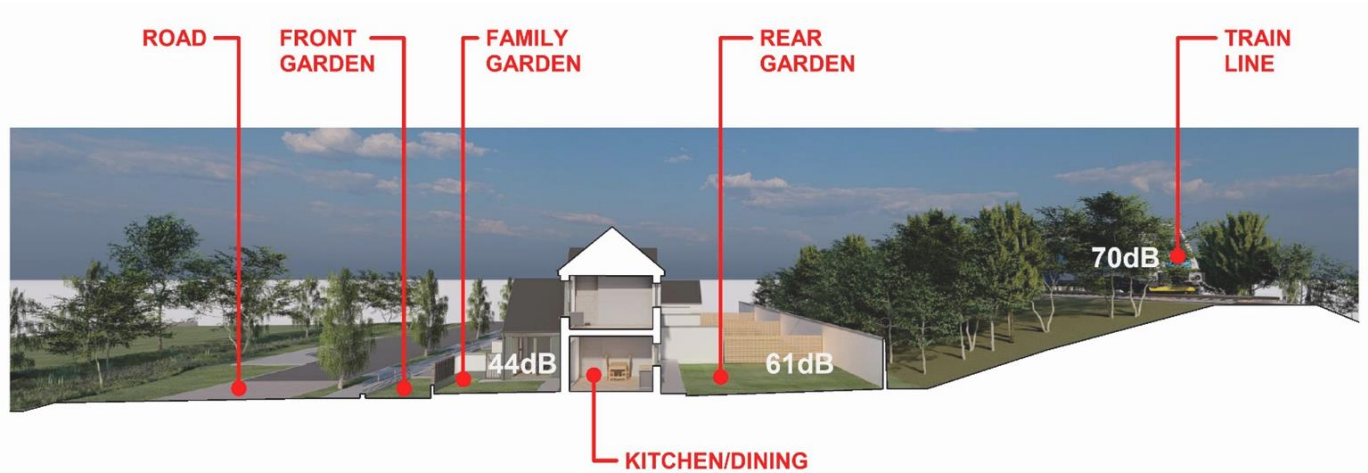
Typical Unit Design.

In order to overcome the noise issues the design of the individual units have bespoke designs. The units have a wide footprint to create the barrier to the train noise and provide space for the family garden to the front. There is external access at ground to the rear garden.

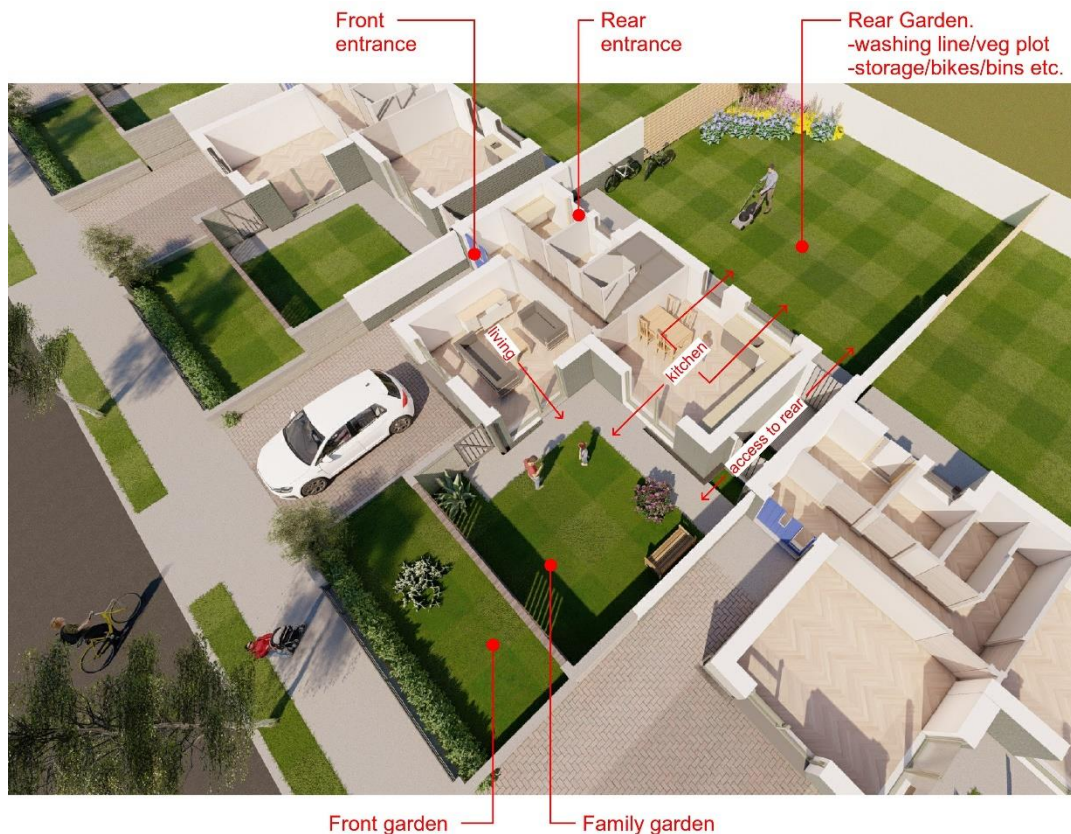
The living rooms and kitchen dining rooms both open out to the family garden and there is good overlooking to the street. All windows to the rear are fixed with opening section to the front only. The design is simple and suitable for MMC and D&B.



7 noise map of propose scheme



8. noise levels site sections



9. outdoor space zones

Typical Outdoor private open space arrangement.

Type C/D

- Private external space for all units (including apartments) in line with the Kildare County development plan requirements. Family garden overlook by kitchen/dining area and living room.
- Private rear and front gardens for all house units
- 1no. Parking space within plot curtilage for all house units *KCC CDP parking standards max 1 space per house*. Connection for car charging points.
- Designated parking spaces for apartments and visitors.

Bin and Bike Storage.

Most units have direct access to a rear Garden. Units 7 has front protected Family garden. Unit 15 do not have direct access to the rear and will have bin and bike storage to the front.

The design Build contractor will complete detailed design of this and complete risk assessments

Nature Based Suds surface water drainage and Landscaping.

To comply with the requirements of the Kildare county Development 2023-2029 and the Kildare county council Climate Action Plan: Nature-based SUDs are proposed to be incorporated into the north area of the existing open space at St Evins Park.

The nature base Drainage solutions would incorporate:

- Rainwater Butts.
- Permeable paving in the parking areas to the front of the dwellings.
- Bio retention Tree Pits.
- Linear bioretention swales.

- A wetland bioretention area.

Please refer to the landscape layout and detail drawings and Civil engineering suds layout and detail drawings engineering.

The Design Build contractor will complete detailed design in conjunction with other underground services and after design agreement with Uisce Eireann. It is envisaged that the wetland bioretention area would be protected with low timber fencing until the proposed wet land landscaping becomes established and form a natural barrier to the wetland.

The nature-based suds detailed design will be reviewed by Kildare County Council Water Services prior to construction.

The landscaping detail design will be reviewed by the Park section of Kildare County Council prior to construction

Arborist Report.

An arborist tree survey and Arborist Report prior to construction and post construction will be completed. This will involve a tree protection plan detailed design advice around the protection of existing hedging and trees. The design build contractor will retain an Arborist during construction to advise. Arborist reports and landscaping proposals, the design Build contractors tree protection strategy will be reviewed by the Park section of Kildare County Council prior & post construction.

EIA and AA Screening.

The proposed scheme has screen out for both Environmental Impact Assessment (*EIA Directive 85/337/EEC*) and an Appropriate Assessment (*EU Habitats Directive 92/43/EEC. Articles 6(3) and 6(4)*)

Road Safety Audit.

A road safety audit has been completed and its findings incorporated into the road layout design. Remedial works have been proposed to the existing road to rationalise parking and align the road safely.



10. proposed realignment works

Please refer to for the complete set of Part 8 documents:

<http://www.kildare.ie/countycouncil/AllServices/Planning/Part8Schemes/>