

## 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>	Proposed Social Housing Scheme
<b>Site Location</b>	Newtown House, Captain's Hill, Leixlip Co. Kildare
<b>Development proposed by</b>	Housing Department
<b>Display period</b>	Advertised in the Liffey Champion on the 24 <sup>th</sup> of September 2022  Public display period from 27 <sup>th</sup> September 2022- 24 <sup>th</sup> October 2022  Submissions to be made by 07 <sup>th</sup> November 2022
<b>Submissions/observations</b>	4 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
<b>Part 8 Reference Number</b>	P82022.18

## 1. Site Location & Context

The proposed site is in an urban setting in Leixlip Town and located to the rear of Newtown House. The site is bounded to the south and east by high stone walls and to the north and west by River Forest Estate. The surrounding area is characterised predominantly by housing estates and public buildings, Library, Youth Confey Community Centre and Leixlip Youth Centre.



Figure 1 – Site location

## 2. Description of the Proposed Development

The proposed development comprises of:

- The construction of 4 no. single-storey, semi-detached dwellings consisting of: 2no. 1-bed and 2no. 2-bed dwellings.
- Demolition of the existing single storey shed.
- Tree surgery and removal of some existing trees and overgrowth.
- Demolition and alterations to the existing boundary walls including a new pedestrian entrance.
- Associated site development works including landscaping, drainage, public lighting, new paths and hard landscaping, ancillary site services, and development works above and below ground.



Figure 2 – 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 Report & Determination
- EIA Screening Report & Determination

### 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 Appendix A of the report. There were 4 submissions received and 2 comments from the internal sections of Kildare County Council. The breakdown is as follows:

- Prescribed Bodies:
  - a. None received
- Public Submissions:
  - a. Peadar O'Brien
  - b. Greg McEvoy
  - c. David Kearney
  - d. Brian Vaughan LYPG
- Kildare County Council Internal Sections Consultation:
  - a. Roads Design

b. Environmental Health Officer

## 5. Planning History

No relevant Planning history

## 6. Policy Context

Kildare County Development Plan 2023 – 2029

Relevant Chapters of the Kildare County Development Plan 2023-2029 include:

### Chapter 2 Core Strategy & Settlement Strategy

Leixlip is a self-sustaining growth town and will continue to attract a moderate level of jobs and services, therefore the development plan will seek to deliver sustainable growth in the area.

It is the objective of the Council to:

**CS O5** Promote compact growth and the renewal of towns and villages through the development of underutilised town centres and brownfield sites, and where appropriate, pursue through active land management measures a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas in cooperation with state agencies, while also maintaining a 'live' baseline dataset to monitor the delivery of population growth on existing zoned and serviced lands to achieve the sustainable compact growth targets of 30% of all new housing within the existing urban footprint of settlements.

### Chapter 3-Housing

Includes policies and objectives for urban design, density, dwelling mix, design/layout, private/public open space, residential development in urban areas;

### Chapter 5- Movement and Transport

Includes policies and objectives for movement and transportation, public transport, walking/cycling, road and street network, regional roads, parking, road and street design, traffic and transportation management, public lighting.

### Chapter 12- Biodiversity & Green Infrastructure

Includes policies for natural heritage, protected habitats and species, geology, green infrastructure, trees, woodlands and hedgerows.

### Chapter 13- Landscape, Recreation & Amenity

Includes policies and objectives for landscapes, landscape sensitivity, water corridors, scenic routes, recreation and amenity.

### Chapter 14- Urban Design, Placemaking and Regeneration

Includes policies and objectives for town centres, infill sites, greenfield sites, expansion, design of streets, layout design considerations, permeability, legibility, streetscape, public space, linkages.

### Chapter 15-Development Management Standards

Includes the specific control measures to ensure new residential development is of high quality.

### Leixlip Local Area Plan 2020-2023

The site is Zoned C– New residential in the Leixlip Local Area Plan 2020-2023. “To provide for new residential development”



Figure 3 – Zoning

The following policies/objectives of the Leixlip LAP 2020-2023 are of particular relevance to the proposed development:

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

**Objective HC1.3:** To secure the provision of social infrastructure, community, and recreational facilities in tandem with residential development, in accordance with the findings of the Social Infrastructure Audit (SIA) and the phasing/infrastructure delivery schedule of this LAP.

**Policy H2:** 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 HC2.1:** To ensure that a good mix of housing types and sizes is provided in all new residential areas including each Key Development Area (KDA) and appropriate infill/brownfield locations to meet the needs of the population of Leixlip, including housing designed for older people and people with disabilities.

#### **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>	The site is located approximately 400m south of the National Monuments Service Record of Monuments and Places referred to as a Grave Yard.
<b>Natural Heritage</b>	<p>The nearest Natura 2000 is the Rye Water Valley/Carton Special Areas of Conservation (SAC), which is located approximately 1km 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 mapping

## 7. Assessment

The site is mostly Zoned C-- New residential in the Leixlip Local Area Plan 2020-2023. "To provide for new residential development". Therefore, the principle of the development of 4 no. residential units on lands zoned new residential is acceptable.

The justification and benefit of the proposed development has been set out in the Part 8 Project Description and Submission Report prepared by the Housing Department. There is an urgent need to provide for new housing, especially social housing throughout Ireland, particularly in Co. Kildare. Kildare County Council therefore proposes to construct 4 social housing units to house families and individuals with different requirements.

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

The site has a stated area of 0.185Ha. Part of the existing site is an old orchard. It is proposed that this will be retained; the dilapidated outhouses will be removed; and the large stone wall dividing the site reduced in height to facilitate the proposed development. The breakdown of the proposed development is as follows:

- 2 no. 1 bed dwellings
- 2 no. 2 bed dwellings
- Demolition of existing single storey shed
- Tree surgery and removal of some existing trees and overgrowth.
- Demolition and alterations to the existing boundary walls including a new pedestrian entrance.
- Associated site development works including landscaping, drainage, public lighting, new paths and hard landscaping, ancillary site services and development works above and below ground.

The site is within a 1000m radius from the town centre, and 250m from the Confey train station providing accessible travel distances to the local amenities making it an ideal location for social housing that can satisfy sustainable housing objectives. Leixlip Library is adjacent to the proposed development and a neighbourhood centre is located opposite the proposed development



Figure 4 – Indicative Layout

The scheme is designed to take advantage of the shape of the site and the layout presents a semi-detached configuration, taking into consideration the existing pattern of development adjoining the site. The 4 units are single storeys in nature and the maximum building height is c. 5.3m. Access to the scheme is from the existing car park serving the Newtown House/ LYPG Community Center and Leixlip Library.

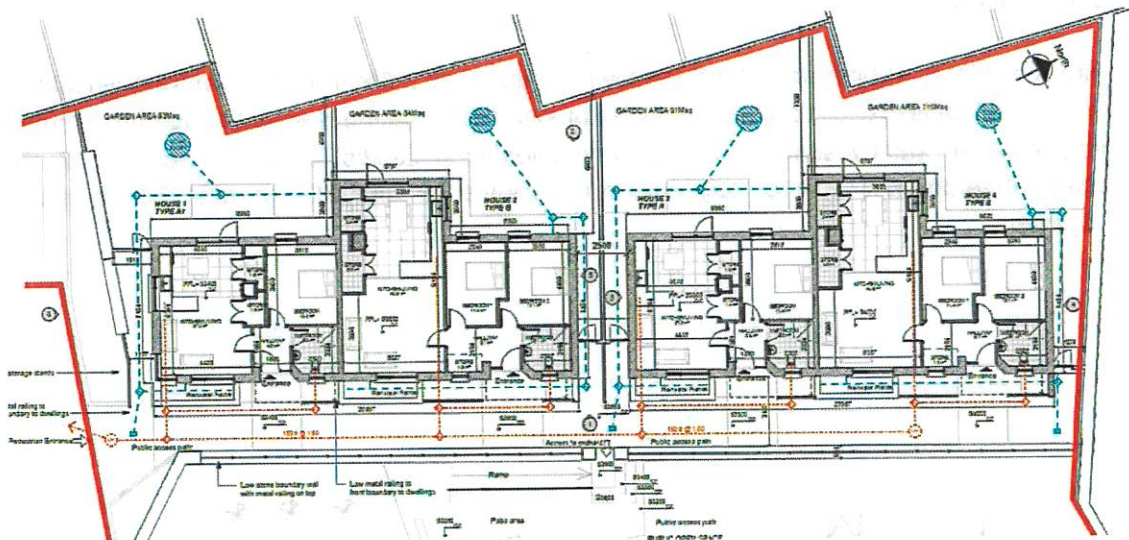


Figure 5 – Floor Plans

Space standards for the proposed dwelling units are in accordance with Quality Housing for Sustainable Communities 2007, Guidelines for Planning Authorities, and the Design Standards for New Apartments (DSFNA) (2018) except where the Kildare County Development Plan 2023-2029 (CDP) dictates higher standards



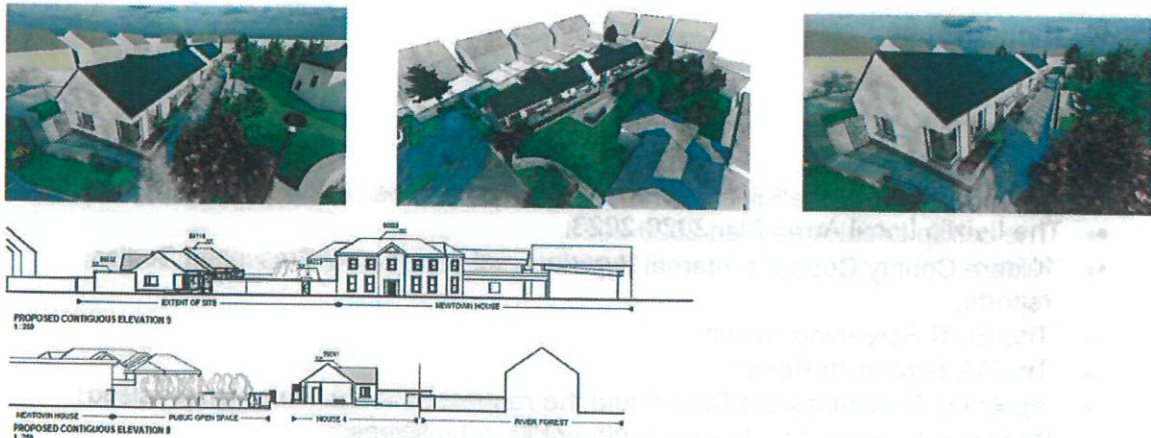


Figure 6 – 3D views and proposed layout

The scheme is 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.

#### Car Parking

No new parking spaces to be provided. It is submitted 2 existing parking spaces will be upgraded and used as a disabled space and an EV car space.

#### 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 in consideration of the assessment involving appraisal of characteristics and location of proposed development and characteristics of potential impacts and having regard to Annex III criteria of the EIA Directive it is concluded that an EIAR is not required for the proposed development.

#### Access and Traffic Management

The Roads and Transportation Department has no objection to the proposed development subject to a lighting scheme and other conditions as set out in the Submission Report by Housing

#### 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.

## 8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2023 – 2029,
- The Leixlip Local Area Plan 2020-2023,
- 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

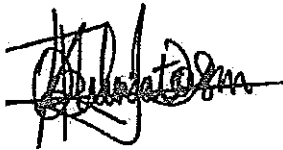
Would be in accordance with the provisions of the Kildare County Development Plan 2023–2029 and the Leixlip Local Area Plan 2020-2023 and would therefore be in accordance with the proper planning and sustainable development of the area.

## 9. Recommendation


It is recommended to the Mayor and Members of the Celbridge – Leixlip 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 27<sup>th</sup> September 2022, except where altered or amended by the following modifications.
2. All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2023-2029 or as agreed with the Planning Department.
3. The proposed development shall not impair existing land or road drainage.
4. The naming of the scheme shall reflect the local cultural/natural heritage of the area.
5. The finishes to the dwelling units shall be as per indicated on the drawings placed on public display on 27/09/2022, unless otherwise agreed in writing with the Planning Authority.
6. The modifications as detailed in the Roads and Transportation and Environmental Health Office report and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
7. The proposed development shall comply with the requirements and modifications of Water Services, Kildare County Council.

8. 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.
9. Boundary treatments shall be as indicated on the drawings placed on public display on 27/09/2022, unless otherwise agreed in writing with the Planning Authority.
10. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.
11. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpath and verges by machinery or vehicles travelling to or from the development site during construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean using a wheel wash facility, and for road sweeping by mechanical sweeper to take place as required.



**Kehinde Oluwatosin**  
**Senior Executive Planner**  
**30/01/2023**



Eoghan Lynch


Acting Senior Planner

Date: 30<sup>th</sup> January 2023

Amye Harvey  
chief executive  
1/2/2023

**APPENDIX A**

**APPROPRIATE ASSESSMENT SCREENING REPORT**

	<p><b>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</b></p>
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(A) Project Details	
Planning File Ref	P8 2022-18
Applicant name	Housing Department
Development Location	Newtown House, Captain's Hill, Leixlip Co. Kildare
Site size	0.185Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The nearest Natura 2000 is the Rye Water Valley/Carton Special Areas of Conservation (SAC), which is located approximately 1km west of the subject site.
<p><b>Description of the project/proposed development</b> The proposed development comprises of:</p> <ul style="list-style-type: none"> <li>• The construction of 4 no. single-storey, semi-detached dwellings consisting of: 2no. 1-bed and 2no. 2-bed dwellings.</li> <li>• Demolition of the existing single storey shed.</li> <li>• Tree surgery and removal of some existing trees and overgrowth.</li> <li>• Demolition and alterations to the existing boundary walls including a new pedestrian entrance.</li> <li>• Associated site development works including landscaping, drainage, public lighting, new paths and hard landscaping, ancillary site services, and development works above and below ground.</li> </ul>	

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

1	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carlton 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	<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/Carlton 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	<b>Impacts on designated terrestrial habitats.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carlton 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	<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>	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.

<b>(G) SCREENING DETERMINATION STATEMENT</b>		
<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)	
<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
	30/01/2023

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



**APPENDIX C**

**LIST OF PERSONS WHO MADE SUBMISSIONS/OBSERVATIONS**

1. Peadar O'Brien
2. Greg McEvoy
3. David Kearney
4. Brian Vaughan LYPG

**Submissions received P82022-18 – Newtown House, Leixlip.**

Name	Address	Observation	Date Received	Date Acknowledged	Housing Department Response
<b>External Submissions</b> Peadar O'Brien	Private submission	I object to this plan based on the following as a resident/owner of a property directly affected by Kildare CoCo proposal. 1. The site is a protected (walled) biodiverse Wilderness in an Urban setting. Precisely the type of land we are being asked to protect by scientific Environmental experts. Building in this field would destroy flora, trees, birdlife and wildlife. 2. The proposed open space at the Orchard is not open to street view and will therefore lead to anti-social behaviour, particularly at night-time. 3. The units back directly on to the boundary walls from 403 to 409 Riverforest. There is no mention in the plans how these walls will be protected or if the development will include separate new walls. There is only mention to the aesthetic of the walls, 4. At 200cm high the proposed walls do not obscure the view into the patio doors or bedroom windows of the proposed units. In some cases, these patio doors are a mere 4 metres from our boundaries. 5. The height of the units, at over 5 metres, transforms views from our	23/10/2022	23/10/2022	1. The site is zoned proposed residential. An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community 2. The existing Orchard will be overlooked by the new houses. Anyone entering the orchard will have to pass by units 1 and 2 . 3. The existing boundary walls at the rear of the existing Riverforest housing will be inspected by our structural engineer when appointed. Any structural issues identified by the structural engineer will be addressed. 4. At 200cm in height the existing walls comply with the relevant development management standards. 5. The proposed units comply with the relevant

	<p>homes. Our green view will be removed entirely thus destroying our amenity which has been enjoyed since Riverforest estate was constructed.</p> <p>6. There is no reference to public lighting in the proposal. Intrusive public or security lighting to the rear of our home is not acceptable.</p> <p>7. Sewerage has been a problem in the past for our houses. I note in the plans the existing Riverforest system will be used to service the units.</p> <p>Apart from the above genuine objections I wonder how a pedestrian access only is safe to would-be residents in the houses furthest from the car park in the case of an emergency requiring ambulance, fire brigade etc.</p> <p>I understand these social houses are designated for elderly applicants. Can you confirm what this means, will Kildare CoCo council maintain the properties and retain ownership?</p> <p>I believe Kildare CoCo should present these plans to An Bord Pleanala for review rather than leave this to the public.</p> <p>Will there be a public hearing for local residents in our locality to discuss the plans?</p> <p>Thank you.</p>			<p>development standards with regards to overlooking.</p> <p>The site is zoned proposed residential. An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community</p> <p>6. An Electrical engineer will be appointed part of the design team and will development the design of public lighting. Public lighting will comply with Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019.</p> <ul style="list-style-type: none"> <li>A pre-connection enquiry form was submitted to Irish Water who have confirmed capacity in the public foul water network. Both the foul and surface water drainage will be design by a civil engineer complying with Irish water guidance and Kildare County Council Water Service guidance.</li> </ul> <p>It is proposed that these units will be allocated to older people. The location of the site is close to all amenities and transport links and is ideal for older peoples housing as they can integrate into the</p>
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Peadar O'Brien	Private submission	<p>I wish to object to the planned development of 4 no. single storey, semi-detached dwellings on the parcel of land adjacent to Newtown House and Riverforest.</p> <ol style="list-style-type: none"> <li>The plan will place House 1 and 2 directly on to the rear of my property. The back Patio door of House 2 will be slightly over 4 metres from our boundary wall. The bedroom window of House 1 is directly in line of sight from the upstairs windows of my house. The distance between the proposed build and existing Riverforest houses is not in keeping with the rest of the estate.</li> <li>I am disappointed that there has been no engagement from the Council with relevant property owners prior to the site notice of proposed plans 27/9/2022.</li> <li>The site in question has been wild for over forty years. Certainly, in the last twenty years, the field has not been visited by anyone for any use, good or bad, apart from the Council workers and Fenbyrne in April 2021. This has resulted in the formation of a natural wild habitat, completely walled in. I note the plan suggests that Kildare CoCo has "determined that there is no real likelihood of significant effects on the environment arising from the proposed development". I don't believe this is the case. I would</li> </ol>		community and access local services.
<ol style="list-style-type: none"> <li>The layout of the proposed development complies with the back to back requirements as set out in the development management standards.</li> <li>The Part 8 process undertaken complies fully with the Planning and Development Act 2000 (As amended) - Part XI Planning and Development Regulations 2001 - Part 8. In addition, a presentation was given to the elected members of the Celbridge/Leixlip Municipal District prior to the launch of the Part 8 proposal.</li> <li>The site is zoned proposed residential, An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community</li> </ol> <p>The existing Orchard will be overlooked by the new houses. Anyone entering the orchard will have to pass by units 1 and 2 .</p> <ol style="list-style-type: none"> <li>The proposed units comply with the development standards with regards to overlooking.</li> </ol>				

		<p>consider the field in which it is proposed to build these units 4 units as a valuable natural resource. The field is also a mecca for the birds and other wildlife. I object to the removal of the two trees immediately to the rear of 408 RF.</p> <p>4. The sightline from the ground floor to the rear of 408 RF above the boundary wall is of the trees from the field and treetops from Newtown Orchard. If these 5m high units are built this view will be replaced with concrete, slate roof, and direct views into the proposed properties.</p> <p>5. I also have wider concerns regarding this plan. While I welcome the rejuvenation of the Newtown Orchard and opening this amenity to the public, I am concerned that this area will be concealed from the street view and will become a focal point for anti-social behaviour. Also, I note the original Newtown House wall is to be demolished per the plan.</p> <p>6. There appears to be access only via a pedestrian walk, I wonder how and how fast, a fire brigade could access house No.4 in the event of an emergency.</p> <p>7. This planned development has a major impact on me and my property. At the very least, a proper consultation process is needed with me and the other residents of Riverforest particularly those backing on to the property.</p>		<p>5. The site is zoned proposed residential. An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community. The existing Orchard will be overlooked by the new houses. Anyone entering the orchard will have to pass by units 1 and 2.</p> <p>6. Kildare Fire Service has been consulted in the development of the proposed Part 8 proposal.</p> <p>7. The Part 8 process undertaken complies fully with the Planning and Development Act 2000 (As amended) - Part XI Planning and Development Regulations 2001 - Part 8. In addition, a presentation was given to the elected members of the Celbridge/Leixlip Municipal District prior to the launch of the Part 8 proposal.</p>
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Brian Vaughan	Director of Leixlip Youth Premises Group Ltd.	Further to a recent Board Meeting of Leixlip Youth Premises Group Ltd. (LYPG Ltd.) we would like clarification of the following: <b>1. Sewage</b> We have ongoing problems with sewage in the Leixlip/Youth and Community Centre and ask if the outlet at the Centre could be diverted to the proposed Development system. <b>2. Public Lighting</b> Will there be adequate public lighting in the Public Open Space? <b>3. Secure Fencing</b> Will there be secure fencing between the Public Open Space and the Centre? <b>4. Front Wall</b> Will the door on the wall to left of Newtown House be the entry to the Public Open Space?	02/11/2022	04/11/2022	<p><b>1. Sewage.</b> Once a Civil/Structural Engineer is appointed as part of the design team this can be investigated,</p> <p><b>2. Public Lighting.</b> An Electrical Engineer will appoint as part of the detailed design development and public lighting will comply with Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019</p> <p><b>3. Secure Fencing.</b> There will be a 2M high rendered masonry wall between the centre and the public open space.</p> <p><b>4. Front wall.</b> It is proposed that this gate would be locked.</p>
David Kearney	Private submission	I object to the planned development as an owner of a property affected by this proposed new build by Kildare County Council. <b>1.</b> The units will back onto 7 houses in Riverforest from what I understand the units will be using our back garden wall as a boundary wall as nothing else is being proposed in the plans. <b>2.</b> The site is a national habit for wildlife, birds, trees. Something to be kept not destroyed. <b>3.</b> The units themselves would change our skyline as the units are 5 metres plus our view will be obscured. <b>4.</b> Anti social behaviour will become an issue.	03/11/2022	08/11/2022	<p><b>1.</b> The existing boundary walls at the rear of the existing Riverforest housing will be inspected by our structural engineer when appointed. Any structural issues identified by the structural engineer will be addressed.</p> <p><b>2.</b> The site is zoned proposed residential. An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community.</p> <p><b>3.</b> The units are single storey houses.</p>

Greg McEvoy	Private submission	<p>I object to this plan based on the following as a resident/owner of a property directly affected by Kildare County Council proposal.</p> <ol style="list-style-type: none"> <li>The site is a protected (walled) biodiverse wilderness in an urban setting. Precisely the type of land we are being asked to protect by scientific Environmental experts. Building in this field would destroy flora, trees, birdlife and wildlife.</li> <li>The proposed open space at the Orchard is not open to street view and will therefore lead to anti-social behaviour, particularly at night-time.</li> <li>The units back directly on to the boundary walls from 403 to 409 Riverforest. There is no mention in the plans how these walls will be protected or if the development will include separate new walls. There is only mention to the aesthetic of the walls.</li> <li>The houses from 403 to 409 Riverforest will directly overlook the proposed bungalows – from the second floor windows – leaving the residents with diminished privacy in their homes.</li> <li>At 200cm high the proposed walls do not obscure the view into the patio doors or bedroom windows of the proposed units. In some cases, these patio doors are a mere 4 metres from our boundaries.</li> </ol>	04/11/2022	08/11/2022	<p>4. The existing Orchard will be overlooked by the new houses. Anyone entering the orchard will have to pass by units 1 and 2.</p> <ol style="list-style-type: none"> <li>The site is zoned proposed residential. An EIA and AA screening have been completed. It is proposed that the existing orchard will be retained and enhanced. This will become a useful open space for the community.</li> <li>The existing Orchard will be overlooked by the new houses. Anyone entering the orchard will have to pass by units 1 and 2.</li> <li>The existing boundary wall at the rear of the existing Riverforest housing will be inspected by our Engineer when appointed. Any structural issues identified by the structural engineer will be addressed.</li> <li>The proposed units comply with the relevant development management standards with regards to overlooking.</li> <li>The proposed units comply with the relevant development management standards with regards to overlooking.</li> <li>The design of the proposed units comply with the</li> </ol>
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<p>11. The Part 8 process undertaken complies fully with the Planning and Development Act 2000 (As amended) - Part XI Planning and Development Regulations 2001 - Part 8. In addition, a presentation was given to the elected members of the Celbridge/Leixlip Municipal District prior to the launch of the Part 8 proposal.</p>				
<p>1. The design specifier will be asked to demonstrate how the surface will have adequate slip/ skid resistance. Additional ducting will be provided for future underground services. Footpaths will be 2m wide with dropped kerbs for wheelchairs.</p> <p>3. A dedicated on-street EV charging point is being provided.</p> <p>4. The lighting scheme will be in accordance with the Kildare County Council Lighting Policy Street</p>	07/11/2022	04/11/2022	<p>I have the following comments:</p> <p>1. For the footpath, the design specifier for the Paving Stones should be asked to demonstrate how the surface will have adequate slip/ skid resistance into the future and that no trip hazards will occur at joints.</p> <p>-Additional ducting for future underground services should be provided to avoid digging up the footpath</p> <p>-Footpaths should be two metres wide, with drop kerbs for wheelchairs.</p> <p><b>Reason:</b> To avoid future trip hazards and minimise maintenance costs.)</p>	KCC
<p><b>Internal reports</b> Roads Design</p>				

Senior Environmental Health Officer	Environmental Health Service	<p>2. The Developer should provide Electric Vehicle (EV) Charge Points as follows:</p> <p>(a) Where parking is being provided within the curtilage of individual housing units, dual electrical charge points to be provided to allow for the night-time charging of Electric Vehicles (EVs), linked to the individual domestic electricity meter.</p> <p>(b) Where private parking associated with units is being supplied on street, dedicated charging points for use by residents are to be provided adjacent to parking spaces. The charging points should operate on metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility.</p> <p>The EV Chargers are to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register.</p> <p><b>Reason:</b> To support the use of renewable energy and improve urban air quality</p> <p>3. The lighting scheme is to be in accordance with the Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019.</p> <p><b>Reason:</b> in the interests of traffic and pedestrian safety.</p>	03/11/2022	10/11/2022	Lighting Technical Specification June 2019.
<p>Having viewed the drawings in relation to the above development I wish to make the following comments:</p> <p><b>1. Construction Management Plan</b></p> <p>1. The successful contractor will be required to prepare a Construction Management</p>					

		<p>I recommend that a comprehensive construction management plan is drafted and implemented to ensure that any adverse impacts from construction and demolition on the environment and health are reduced and that any temporary emissions during the construction and demolition phases are controlled to prevent nuisance or adverse health effects. The plan should take into account all of the following: Waste Management, Staff welfare facilities, Pest Control Management, Dust impacts, Excessive noise and emissions to Surface/Ground Water.</p> <p><b>(a) Noise</b></p> <p>The following measures shall be taken to prevent nuisance from noise at construction and demolition sites:</p> <p>The hours of operation on all construction sites shall be restricted to <b>8.00a.m. to 7.00p.m., Monday to Friday, and 8.00a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays.</b></p> <p>No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m.</p> <p>No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.</p> <p>If there is any occasion when work must be carried on outside daytime hours, <u>this</u> department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.</p>			<p>Plan prior to the commencement of the proposed development. The hours of operation on the proposed site shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays unless otherwise agreed with the Planning Authority and relevant notice will be given.</p> <p>During any demolition works and during the construction phase, all necessary steps will be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality as required.</p> <p>2. Ventilation of the proposed dwelling units will comply with the Building Regulation.</p> <p>3. Electrical engineer will be appointed as part of the design team and will develop the design of public lighting. Public lighting will comply with Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019.</p>
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