

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:	Residential regeneration works
Site address	St. Patrick's Park, Rathangan, Co. Kildare
Development proposed by:	Architectural Services Department
Display period:	Advertised in the Leinster Leader 01 st November 2022 Part 8 site notices were fixed at the site on 04 th November. Public display period from 04 th November 2022 – 02 nd December 2022 (both dates inclusive) Submissions/observations due by 16.00 16 th December, 2022
Submissions/observations	A number of submissions from internal Council Departments and prescribed bodies were received (details as set out below) and one submission from a member of the public.

1. Site Location & Context

The site is located at St. Patrick's Park, a housing development to the eastern edge of Rathangan town. The estate was constructed in the 1970s and early 1980s, originally comprising circa 80 units, and is mostly in council ownership, with a small number of private houses located at the northern end of the estate. The houses within the estate are a mixture of single storey and two storey, terraced and semi-detached. In recent years a number of the houses have undergone renovation works, however, there is a significant level of vacancy and dereliction within the estate.



Fig. 1 Site Location – coloured in orange

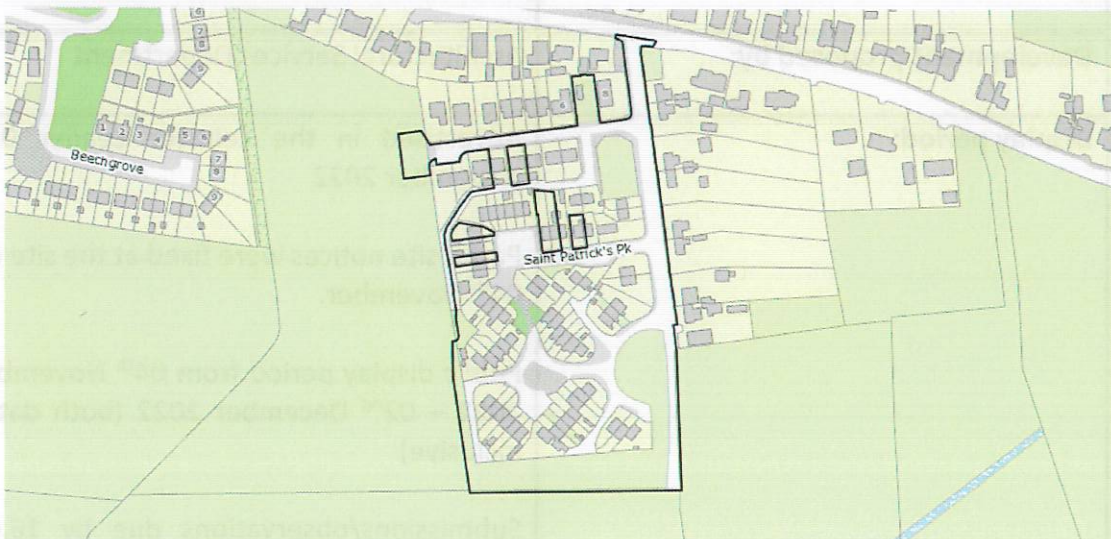


Fig. 2 Existing site layout – outlined in black

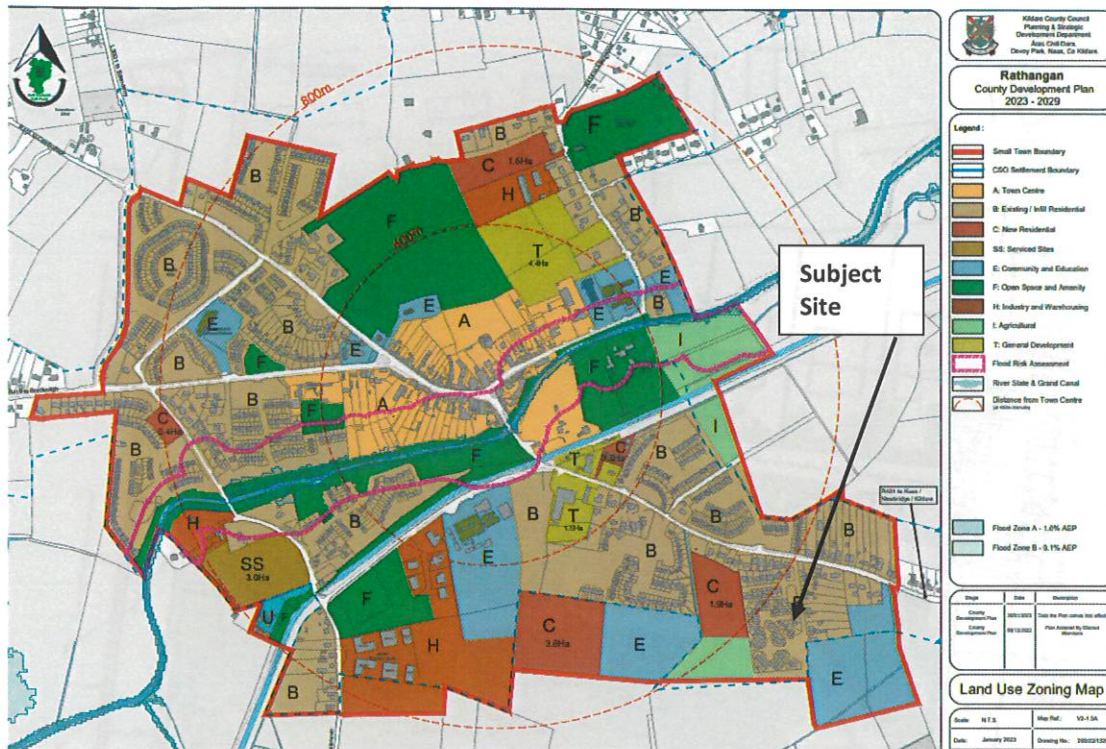


Fig. 3 Rathangan Small Town Plan (Volume 2, Kildare County Development Plan, 2023-2029)

2. Description of the proposed development

The proposed development comprises of the demolition of 15 no. dwellings, Refurbishment of 25 no. dwellings, construction of 7 no. dwellings and extensive site development works to create a new landscaped public open space. These works will consist of:

- Construction of 1 no. 4-Bed 1-storey dwelling, 3 no. 3-Bed 2-storey dwellings and 3 no. 2-bed single-storey dwellings.
- Refurbishment of 17 no. vacant units and 8 no. occupied units.
- Demolition of 15 no. units to allow the development of a new landscaped public open space.
- Removal of existing hardscaped play area and replacement with a new landscaped public open space and car parking.
- The provision of new car park area on Kildare County Council lands to the north-west.
- Proposed new gate access to adjacent Kildare County Council lands.
- The removal of existing back lane and extension of existing gardens to the rear of units 657 to 662.
- Associated site development and civil works; including works to existing site and dwelling boundaries, boundaries to new dwellings; drainage, utilities, public lighting; upgrade of paths and roads, new paths and roads and hard landscaping, ancillary site services and site development works above and below ground; Extensive Site Development Works to create New Landscaped Public Open Space

- *Kildare County Council Part 8 Application Form*
- *Appropriate Assessment Screening Report*
- *Appropriate Assessment Screening Determination*
- *Environmental Impact Assessment Screening Report*
- *Environmental Impact Assessment Screening Determination*
- *Architectural Design Statement*
- *Report on the Submissions Received*

4. Referrals and Consultations

The referrals and consultation process is summarised and outlined in the 'Submissions Report' prepared by the Housing Department.

The following submissions have been received.

Internal KCC Departments/Sections

- Environment: No objections subject to conditions
- Roads, Transport & Public Safety: No objections subject to conditions
- Economic, Community, and Cultural Development Parks: No objections subject to conditions
- Water Services: No objection subject to conditions

Prescribed Bodies:

- Transport Infrastructure Ireland: No objection

Elected Representatives Submissions/Observations

None received.

Public submissions

One received – Mr. Eamon Broughan. The issues raised in the submission are outlined and a response to the issues made and are contained within the report in Appendix B of this report. It is considered that the issues raised have been satisfactorily addressed.

Please refer to Appendix B for full details of all submissions received and responses to same.

5. Policy Context

Kildare County Development Plan 2023 – 2029

Chapter 3- Housing

Chapter 5- Sustainable Mobility & Transport

Chapter 12- Biodiversity & Green Infrastructure

Chapter 13- Landscape, Recreation & Amenity
 Chapter 14- Urban Design, Placemaking & Regeneration
 Chapter 15- Development Management Standards

Volume 2-Section 2.6 Rathangan Small Town Plan
 Section 2.6.4 Regeneration / Public Realm

Objective ST R15 - "Continue to facilitate the regeneration of St Patrick's Park over the period of the Plan".

Relevant Government Policy

- Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, 2007
- 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 (2013)
- Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)
- Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Planning History

None on subject site

Built / Natural Heritage

Built Heritage	None in the vicinity of the subject site
Archaeological Heritage	KD03164 and KD017-030 (Ringfort-rath); c400m south west of the subject site

Natural Heritage	The closest European site (Natura 2000) is located 8.18km from the subject site (Pollardstown Fen SAC) Refer to Appendix A for Appropriate Assessment Screening.

6. Assessment

Zoning and Compliance with Council Policy

The subject site is currently zoned 'Existing / Infill Residential' in the Kildare County Council Development Plan, 2023-2029 (Volume 2, Section 2.6, Rathangan Small Town Plan), the zoning objective of which is **'To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services'**.

This zoning provides for infill development within these existing residential areas. The primary aim of this zoning objective is to preserve and improve residential amenity and to provide for further infill residential development at an appropriate density. The justification and benefit of the proposed development has been set out in the Architectural Design Statement. Kildare County Council agrees with the rationale put forward.

Design, Layout & Visual Impact

The proposed regeneration scheme encompasses the majority of St. Patrick's Park estate. It is proposed to comprehensively alter the layout of the existing estate in order to provide an attractive, safe, overlooked, public open space. This is as a response to anti-social behaviour and vandalism that has occurred in the estate.

The main element of the proposal is the demolition of 15 no. houses, both single and two storey, and the development of a central landscaped open space. 7 no. new houses would be constructed in the estate, while existing open space would receive new landscaping, and a significant level of delineated carparking would also be developed.



Fig. 5 Aerial image of proposed development

It is considered that the visual impact arising as a result of the proposed development will be a significant improvement. Currently the estate has a high level of vacancy, dereliction, and vandalism, and the proposed redevelopment works which include landscaping, new construction, and refurbishment of existing houses, would greatly improve the amenity of existing and future residents. The proposed houses are to be located on infill and end-of-terrace sites and it is considered that the proposed development would not result in any significant impact on the visual or residential amenities of the neighbouring properties. The layout of the scheme is acceptable.

The proposed houses will broadly follow the form and scale of the existing houses in the estate, however they will have a clear variance in design and finish. It is not considered that this will have a negative impact as the designs are simple. All houses have been designed to comply with current Building Regulations, with A3 energy ratings. The houses would be highly insulated and airtight with mechanical ventilation systems and would be heated using heat-pump technology and economical heating controls.

Public, Private Open Space, Landscaping and Bin Storage

Private open space has been provided to the rear of each unit which is in compliance with the standards set out in chapter 15 of the Kildare County Development Plan, 2023-2029. The public open space provision has not been quantified and it is unclear whether it meets the requirements set out in the Kildare County Development Plan, 2023-2029, however, the proposed development will result in a significant increase in public open space within the estate which will have high quality planting and landscaping. It is considered that the public and private open space provision is acceptable.

Most dwellings have rear or side access and bin storage would be to the rear; however, in the case of mid terraces, these units would be provided with screened, secure, bin storage units in the walled front garden.

Car Parking

The existing parking provision on the estate is unregulated and haphazard. The proposed development would regularise this and provide for 94 no. public parking spaces which includes 7no. disabled persons carparking spaces. A number of houses would also have in-curtilage parking for one or two cars. In addition to formalising the parking arrangement on the estate, the development would also facilitate easier access for emergency service vehicles. This is considered acceptable.

Environmental Impact Assessment

An EIA Screening Report was prepared to assist the relevant authority (Kildare County Council) in forming an opinion as to whether or not the Proposed Scheme should be subject to Environmental Impact Assessment (EIA) and if so whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it. The screening process included an assessment of the details of the Proposed Scheme with reference to the relevant EIA legislation including the Planning & Development Regulations 2001 (as amended by Planning and Development Regulations 2015), the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including Interpretation of definitions of project categories of annex I and II of the EIA Directive, EU, 2015 and Environmental Impact Assessment of Projects Guidance on Screening, EU, 2017. The overall conclusion of the screening exercise was that there should be no specific requirement for a full Environmental Impact Assessment of the Proposed Scheme

As there is no requirement for an Environmental Impact Assessment Report to be carried out for the Part 8 proposal, there is no requirement for an Environmental Impact Assessment to be prepared by the Planning Authority.

Appropriate Assessment

An Appropriate Assessment Screening Report was prepared to assist the relevant authority (Kildare County Council) in forming an opinion as to whether or not the Proposed Scheme requires a Natura Impact Assessment. The Appropriate Assessment (AA) Screening Report was carried out in accordance with the document 'Assessment of plans and projects significantly affecting Natura 2000 sites: methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC' (Oxford Brooks University, 2001) with the requirements of Article 6 of the EU Habitats Directive (Directive 92/43/EEC). This report and any contributory fieldwork were carried out in accordance with guidelines given by the Department of Environment, Heritage and Local Government (2009, amended 2010). The process is given in Articles 6(3) and 6(4) of the Habitats Directive and is commonly referred to as 'Appropriate Assessments' (which in fact refers to Stage 2 in the sequence under the Habitats Directive Article 6 assessment). Article 6 of the Habitats Directive sets out provisions which govern the conservation and management of Natura 2000 sites. Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects

likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment. The AA Screening Report concluded that no impacts are likely as a result of the Proposed Scheme on the conservation objectives or overall integrity of any Natura 2000 Site and accordingly Appropriate Assessment is not required.

The Appropriate Assessment Screening of the Planning Authority is attached in Appendix A of this report.

Traffic Management –Construction Phase

The Roads, Transportation and Public Safety Department has no objection to the proposed development subject to the proposed construction and demolition management plan being submitted and agreed with the Planning Authority prior to commencement of development. In addition, the Roads and Transportation and Public Safety Department recommend a Stage 1 and Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor. A Stage 3 assessment should be completed prior to occupation. The recommendations of the RSA should be incorporated into the detailed design. These recommendations and conditions are considered appropriate.

Water Services

The report submitted by Water Services and responded to by the Housing Department should be considered and any requirements such as a CCTV survey and report of the existing and retained surface water drainage and any other requirements detailed, should be carried out and agreed prior to the commencement of development on site.

7. Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023 - 2029;
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA Screening report
- The EIA 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;
- The recommendations set out below,

It is considered that the proposal 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.

8. Recommendation

It is recommended to the Mayor and Members of the Kildare-Newbridge Municipal District that the proposed development be proceeded with, subject to the requirements and modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 4th December 2022, except where altered or amended by the following.
2. Water Supply:
 - a. Prior to commencement of the proposed development, an assessment of the condition and structural integrity of the existing and retained watermain system shall be undertaken and the necessary repairs, upgrades, replacement and diversion of the existing watermains in St Patricks Park shall all be agreed with IW and carried out by the applicant prior to occupation of any units.
 - b. A connection agreement shall be entered into with Irish Water for the proposed development.
 - c. A Statement of Design Acceptance shall be received from IW approving the water services designs and layouts.
3. Surface Water Drainage:
 - a. Prior to the commencement of the proposed development, the applicant shall consult with the Water Services Department to agree a SuDS Strategy for the proposed development in accordance with the provisions of the Kildare County Development Plan 2023- 2029 and the Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas: Water Sensitive Urban Design Best Practice Interim Guidance Document
 - b. Prior to the commencement of the proposed development, the existing and retained surface water drainage network shall be subject to a CCTV survey and report and details to upgrade, replace and divert the existing drainage shall be agreed with WSD and Roads department and carried out by the applicant prior to occupation of any units.
 - c. Drainage design shall comply with GDSDS.
 - d. Only clean, uncontaminated surface water shall discharge to the surface water system.
4. Flood risk:

The effects of future climate change on all flood risk types shall be assessed and mitigated where necessary.
5. Wastewater
 - a. Prior to commencement of the proposed development, an assessment of the condition and structural integrity of the existing and retained wastewater system shall be undertaken and the necessary repairs, upgrades, replacement and diversion of the existing system in St Patricks Park shall all

- be agreed with IW and carried out by the applicant prior to occupation of any units.
- b. A connection agreement shall be entered into with Irish Water for the proposed development.
 - c. A Statement of Design Acceptance shall be received from Irish Water approving the wastewater drainage designs and layouts.
 - d. The wastewater design and layout should comply with Irish Water Codes of Practice and Standard Details and have regard to the wastewater drainage policies and any specific planning objectives contained within the current Rathangan Local Area Plan/Action Area Plan and KCC CDP.
 - e. All foul sewage and soiled water shall discharge to the public foul sewer system. Surface water on the site shall not enter the foul system.
 - f. The proposed landscaped public open space shall ensure:
 - the excavation and planting works do not damage the existing sewerage network,
 - the new vegetation and trees do not result in future damage to pipework and chambers as a result of root infiltration,
 - the new vegetation does not obstruct or hinder access to sewerage pipework and chambers which need to be fully accessible for maintenance proposes,
 - chambers located in the proposed landscaped public open space should be fitted with lockable covers to prevent unauthorised access and related health and safety issues by users of the public open space.
6. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.
 7. Prior to the commencement of development, the developer shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols and final destination of each waste stream generated on site. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.
 8. Noise Control: The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.

9. The developer shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.
10. Prior to the commencement of development, a Site Layout Plan at a scale of 1:500 shall be submitted Roads, Transportation and Public Safety Department indicating the following:
 - a. Details and locations of Electric Vehicle (EV) charge points.
 - b. Details of 30 km/h Slow Zones signage and their respective locations in the residential development in accordance with the Department of Transport, Tourism and Sport’s (DTTAS) traffic signs advice note TSAN-2016-02.
 - c. All signage and road markings to be in accordance with the Department of Transport, Tourism and Sport’s (DTTAS) Traffic Signs Manual.
11. Prior to the commencement of the development, a Construction and Demolition Management Plan shall be submitted to the Roads, Transportation and Public Safety Department containing the following:
 - a. A Construction and Demolition Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. Construction related traffic is not permitted to travel through Naas Town Centre. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements.
 - b. On site security arrangements (fencing and hoarding) for the construction and demolition phases.
 - c. Wheelwash arrangements and locations for the construction phase.
 - d. Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the existing residential amenity of properties in the area).
 - e. Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.
 - f. Hours of operation during the construction phase to be 07.00 hours to 18.00 hours Monday to Friday and 0.800 hours to 14.00 hours Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).
12. Prior to the commencement of the development, a Stage 1 and Stage 2 Road Safety Audit shall be submitted to the Roads, Transportation and Public Safety Department. The Road Safety Audits are to assess:

- a. The internal areas of the new residential development.
- b. The interface with the existing public road / footpath network.

Necessary changes to the design proposals shall be made in accordance with these Audits. Prior to the occupation of the new residential units, a Stage 3 Road Safety Audit shall be submitted to the Roads, Transportation and Public Safety Department.

13. The development shall comply with all future site lighting requirements of the Roads, Transportation and Public Safety Department of Kildare County Council in relation to adjusting the lights by re-aiming, the addition of louvres & shields and / or dimming. This is to deal with any glare issues that may arise for road users, residents and adjacent lands / properties which may only become apparent when the installation has been commissioned. The public lighting scheme shall be fully implemented prior to the first occupation of the development.
14. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Kildare Newbridge Municipal District Area Office through the MRL system to ensure the following items are assessed;
 - a. Contractor's experience and competency to carry out such works
 - b. Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).
 - c. Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.
 - d. Relevant Insurance's to carry out such works.
15. Prior to the commencement of development, a licence shall be obtained for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.
16. CBR tests shall be undertaken for new site access roads in accordance with Section 2.16 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" and as required to determine the subgrade strength under the proposed site access road. The results together with a suitable pavement design in accordance with TII document DN-PAV-03021 shall be submitted to Kildare County Council for written consent prior to the commencement of development.
17. New site access roads within the development shall be finished with surface course to be Stone Mastic Asphalt, SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification. All surface water drainage gullies shall be fitted with suitable locking type covers or gratings.

18. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site during the construction phase. All vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.
19. No surface water runoff from the development shall discharge onto the public road network, its footpath and verges.
20. The development shall not impair existing land or road drainage.
21. During the construction phase, adequate off carriageway parking facilities shall be provided for all traffic associated with the construction phase. This will include material delivery vehicles, service vehicles, construction plant and vehicles, waste skips and private vehicles of the workers on site. There shall be no unauthorised parking or queuing of vehicles or storage of equipment on the public road network, its footpaths and verges.
22. An Arboricultural Assessment report of the trees located on and adjacent to the proposed redevelopment site shall be prepared by an independent, qualified Arborist as an Arboricultural Consultant and submitted for the agreement of the KCC Parks Department and shall include all of the following:
 - Tree Survey Plan
 - Tree Survey Schedule.
 - Arboricultural Impact Assessment
 - Tree Constraints Plan.
 - Tree Protection Plan
 - Arboricultural Method Statement
 - Summary Table
 - Arborist's name, arboricultural qualifications and contact details.
 - Date of survey (surveys > 12 months are unacceptable).

All recommendations pertaining to tree retention, tree protection and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site.

The services of a qualified Arborist as an Arboricultural consultant shall be engaged and retained for the entire period of construction activity.

23. Landscaping:
 - a) A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer) shall be submitted for the written agreement of the Parks Department. The following shall be included;

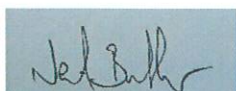
- A scaled Landscape Masterplan with cross-sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200.
 - Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing.
 - Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non -native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.
 - A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.
- b) Landscape proposals ensure that a bound or hard surface shall be provided to all 'hard landscaped' areas including footpaths and cycle paths. Unbound surfaces or timber edging are not permitted. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use inter alia maintenance, emergency. Tarmacadam pathway edges shall be bound by concrete kerbing.
- c) Seating shall be constructed of stone, metal, or where possible, recycled composite timber rather than timber and if necessary, include 'anti -skateboard rings/devices' to deter skateboarders. A bound surface shall be provided to all seating locations.
- d) Trees shall be planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.
- e) The landscape proposals shall detail locations of all proposed underground services e.g. foul sewer, water and SuDs. Landscape proposals shall provide details of the locations of all proposed underground services and associated manholes and ensure that their locations will not compromise existing trees, proposed trees or planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space.
- f) An aftercare and maintenance plan for all landscaping and planting 13 works for a minimum of 24 months from date of practical completion shall be provided.
- g) The Landscape Proposals Main Open Space and Boundary Treatment drawings indicate proposed 'estate rail'. all proposed railings/gates shall be steel,

galvanised and powder coated. The landscape proposals shall ensure that this requirement is adhered to.

- h) The services of a qualified Landscape Architect (or qualified Landscape Designer) shall be retained as a Landscape Consultant throughout the life of the construction works. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with permitted landscape proposals.

24. Play Areas and Equipment

- a) The developer shall submit and agree with Kildare County Council Parks Department all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement.
- b) Play areas shall be designed to include a variety of natural play opportunities and provide for universal access. Any proposed structures or items with swings, nets, ropes, and movable parts must be revised. The path network must link to play areas.
- c) Revision of the following play item is required: 'Toddler Play Equipment - Talk + Tumble with Net' – Ropes to be revised/omitted. The proposed 'Surface Play Designs' shall be thermoplastic.
- d) Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards. Proposed play items containing wood such as Robinia shall conform to European Standards.



Neil Butler
Assistant Planner
07.02.23



Bébhinn O'Shea
Senior Executive Planner
08/02/2023



Emer Uí Fhátharta
Senior Planner

February 9th 2023

Recommendation noted.

Annette Aherli

D/Chief Executive
9/2/2023

APPENDIX A
APPROPRIATE ASSESSMENT SCREENING DETERMINATION

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8**

Residential Development at St. Patrick's Park, Rathangan

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development at St. Patrick's Park Rathangan Co. Kildare. The works include the demolition of 15 No residential units, refurbishment of 26 No Vacant Units, 7 new housing units, creation of new green space at the location of demolished units which will include extensive landscaping and recreational areas, additional roads and car parking, part re-routing of drainage/utilities, other ancillary site works and an upgrade to the grey water drainage system.

A detailed description of the proposed development has been provided in Section 4 of the Appropriate Assessment Screening Report and with drawings provided with the Part 8 application.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the *Screening Report Habitats Appropriate Assessment October 2022* by Mary O'Connor Consultant Ecologist, Kildare County Council, as the Competent Authority, determines that the proposed residential development at St. Patrick's Park, Rathangan, Co. Kildare, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.


Key points in the determination –

- The proposed development site is not located within or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- There are no Natura 2000 sites within a 7 km potential zone of impact, and all potential pathways can be ruled out.
- The proposed housing units will be linked to the existing foul water system and to the Rathangan Waste Water Treatment Plant where there is adequate capacity.
- Any impact to the water quality of local drainage channels due to construction development will be insignificant due to environmental design measures incorporated into the proposal.
- The development includes proposals to improve the water quality of grey water leaving the site.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Natura 2000 sites.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Signed:


Bébhinn O'Shea
Senior Executive Planner

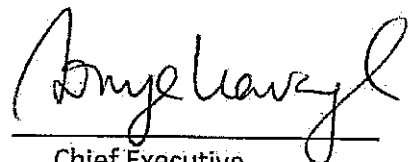
25/10/2022


Emer Uí Fhótharta
Senior Planner

October 25th 2022

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by Mary O'Connor Consultant Ecologist on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential development at St. Patrick's Park, Rathangan, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 26.10.2022



Chief Executive

APPENDIX B

**SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION**

Submissions received P82022-14 -- St. Patrick's Park, Rathangan.

Name	Address	Observation	Date received	Ack	Housing Department Response
External Reports Transport Infrastructure Ireland		No observations	08/11/2022	08/11/2022	
Internal Reports Environment Section	KCC	<p>1. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>	25/11/2022	28/11/2022	<p><u>Environment Section Observations 1 - 8</u></p> <p>The Housing Department confirms that they will abide with all requirements as set out under the Environment Section's Observations numbered 1 to 8</p>

2. All foul sewage and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

3. Only clean, uncontaminated surface water shall discharge to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

4. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise Control

The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution

6. Applicant shall use "Best Practicable Means" to

Economic Community & Cultural Development Parks	KCC	<p>prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.</p> <p>Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.</p>	16/12/2022	19/12/2022	<p>Economic Community & Cultural Development Parks, Observations 1 - 4</p> <p>The Housing Department confirms that they will abide with all requirements as set out under the Economic Community & Cultural Development Parks, Observations 1 – 4 inclusive of observations 1.1, 1.2, 1.3, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.1 and 4.1</p>
		<p>The proposals are satisfactory in principle for the Proposed Social Housing Development and Regeneration Works at St. Patrick's Park, Rathangan.</p> <p>No objection.</p> <p>The following items are required in relation to the landscape proposals:</p> <p>1.0 Trees & Hedgerows</p> <p>1.1 Retention of the services of a qualified Arborist as an Arboricultural consultant for the entire period of construction activity.</p> <p>1.2 An Arboricultural Assessment of the trees located on and adjacent the proposed development site has not been submitted. It is a requirement of the Parks Section that all required contents are included, particularly in the following:</p> <ul style="list-style-type: none"> • Tree Protection Plan. • Arboricultural Method Statement. 			

			<p>An Arboricultural Assessment report of the trees located on and adjacent to the proposed redevelopment site prepared by an independent, qualified Arborist as an Arboricultural Consultant shall include all of the following:</p> <ul style="list-style-type: none"> • <u>Tree Survey Plan</u>: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site. • <u>Tree Survey Schedule</u>: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy. • <u>Arboricultural Impact Assessment</u>: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total 	

		<p>numbers/percentage to be retained and felled respectively).</p> <ul style="list-style-type: none"> • <u>Tree Constraints Plan</u>: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development. • <u>Tree Protection Plan</u>: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing. • <u>Arboricultural Method Statement</u>: clear and practically achievable measures to be used during the construction period, for the protection and 		
--	--	--	--	--

management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
- Arborist's name, arboricultural qualifications and contact details.
- Date that the survey was carried out (surveys > 12 months are unacceptable).

It is a requirement of the Parks Section that the following are implemented:

Specific recommendations relating to Arboricultural Works

- All recommendations pertaining to tree retention, tree protection and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site.
- All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site.

- All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work - Recommendations.

- The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.

- The Arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.

- A Final Completion Certificate is to be signed off by the Arborist when all tree/hedgerow works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement prior to taking in charge.

1.3 Prior to commencement of development (i.e. as soon as Commencement Notice served, and prior to site clearance (including tree felling), protective fencing shall be erected around all retained trees, as shown on the arborist's Tree Protection Plan.

The fencing shall be as shown in **BS 5837: 2012** or as specified by the Arboricultural Consultant and agreed with Kildare County Council Parks Section. Notices shall be fixed to the fence(s), stating that the enclosed trees within the fence are protected. The fenced area shall be an exclusion zone: no materials, equipment, spoil or soils are to be stored within this protection area; and there shall be no incursions of machinery into area, unless by prior agreement with the Arboricultural Consultant, who shall notify Kildare County Council Parks Section of any such agreement.

Reason: To ensure the retention, protection, and sustainability of trees during and after construction.

2.0 Landscape Design

2.1 Retention of the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works.

A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with permitted landscape proposals.

2.2 A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). **The following shall be included;**

- A scaled Landscape Masterplan with cross-sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200.

- Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing.
- Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.
- A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.

2.3 It is a requirement of the Parks Section that the landscape proposals ensure that a bound or hard surface shall be provided to all 'hard landscaped' areas including footpaths and cycle paths. Unbound surfaces or timber edging are not permitted. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use *inter alia* maintenance, emergency. Tarmacadam pathway edges shall be bound by concrete kerbing.

Reason: To minimise future maintenance costs.

2.4. It is a requirement of the Parks Section that seating shall be constructed of stone, metal, or where possible recycled composite timber rather than timber and if necessary, include 'anti-skateboard rings/devises' to deter skateboarders.

It is also a requirement of the Parks Section that a bound surface shall be provided to all seating locations.

Reason: To minimise future maintenance costs.

2.5 It is a requirement of the Parks Section that trees are planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.

2.6 The landscape proposals shall detail locations of all proposed underground services e.g. foul sewer, water and SuDs.

Landscape proposals shall provide details of the locations of all proposed underground services and associated manholes and ensure that their locations will not compromise existing trees, proposed trees or planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space.

Reason:To ensure that there is no future conflict between any proposed underground services and existing trees, proposed trees, planting and areas of open space.

2.7 It is a requirement of the Parks Section that the landscape proposals provide an aftercare and maintenance plan for all landscaping and planting

				<p>works for a minimum of 24 months from date of practical completion.</p> <p>Reason: To minimise future maintenance costs.</p>			
	<p>3.0 Boundary Treatment</p>	<p>3.1 The Landscape Proposals Main Open Space and Boundary Treatment drawings indicate proposed 'estate rail'. It is a requirement of the Parks Section that <u>all proposed railings/gates</u> shall be steel, galvanised and powder coated. The landscape proposals shall ensure that this requirement is adhered to.</p>	<p>Reason: To minimise future maintenance costs.</p>	<p>4.0 Play Areas</p>	<p>4.1 The Landscape Proposals Main Open Space drawing contains details of proposed play items: Play areas shall be designed to include a variety of natural play opportunities and provide for universal access. <u>Any proposed structures or items with swings, nets, ropes, and movable parts must be revised. The path network must link to play areas.</u></p>		

Revision of the following play item is required:

- 'Toddler Play Equipment
 - Talk + Tumble with Net
 - Omit/revise ropes.

The proposed 'Surface Play Designs' shall be thermoplastic.

Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.

Proposed play items containing wood such as Robinia shall conform to European Standards.

The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to **European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing.**

Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement.

Reason:

Water Services	KCC	<p>To minimise future maintenance costs and still cater for quality play provision.</p>	03/02/2023	03/02/2023	<p>WATER SERVICES, Observations 1 - 3</p> <p>The Housing Department confirms that they will abide with all requirements as set out under Water Services, Observations 1 – 3.</p>
		<p>WSD have no objections to the proposed development based on the submitted documentation and recommend that the following recommendations for modifications to the submitted Part 8 documentation be included in the Chief Executive's report:</p> <p>1) Surface Water Drainage:</p> <p>a) Prior to the commencement of the proposed development, the applicant shall consult with WSD to agree a SuDS Strategy for the proposed development in accordance with the attached WSD SuDS Guidance Document.</p> <p>b) Prior to the commencement of the proposed development, the existing and retained surface water drainage network shall be subject to a CCTV survey and report and details to upgrade, replace and divert the existing drainage shall be agreed with WSD and Roads department and carried out by the applicant prior to occupation of any units.</p> <p>c) Drainage design shall comply with GDSDS.</p> <p>2) Flood risk:</p> <p>a) The effects of future climate change on all flood risk types shall be assessed and mitigated where necessary.</p> <p>3) Irish Water (Watermains only - D Hughes, SEE has reported on wastewater):</p> <p>a) Prior to commencement of the proposed development, an assessment of the condition and</p>			

Roads Section	KCC	<p>structural integrity of the existing and retained watermain system shall be undertaken and the necessary repairs, upgrades, replacement and diversion of the existing watermains in St Patricks Park shall all be agreed with IW and carried out by the applicant prior to occupation of any units.</p> <p>b) A connection agreement shall be entered into with Irish Water for the proposed development.</p> <p>c) A Statement of Design Acceptance shall be received from IW approving the water services designs and layouts.</p>	03/02/2023	07/02/2023	
Roads Section	KCC	<p>1. Prior to the commencement of development, a Site Layout Plan at a scale of 1:500 shall be submitted Roads, Transportation and Public Safety Department indicating the following:</p> <ul style="list-style-type: none"> a. Details and locations of Electric Vehicle (EV) charge points. b. Details of 30 km/h Slow Zones signage and their respective locations in the residential development in accordance with the Department of Transport, Tourism and Sport's 	03/02/2023	07/02/2023	<p>Roads Section, Observations 1 - 13</p> <p>Item 1b to Item 13 all inclusive. The Housing Department accept and agree the submission by the Roads Department</p> <p>Item 1.a. Infrastructure is proposed for the future installation of EV charging points and the details of the proposed infrastructure is included in the Part 8 Plans and Particulars. EV charging points will be installed where feasible.</p>

		<p>(DTTAS) traffic signs advice note TSAN-2016-02.</p> <p>c. All signage and road markings to be in accordance with the Department of Transport, Tourism and Sport's (DTTAS) Traffic Signs Manual.</p> <p>Reason: In the interests of proper planning and sustainable development.</p>		
		<p>2. Prior to the commencement of the development, a Construction and Demolition Management Plan shall be submitted to the Roads, Transportation and Public Safety Department containing the following:</p> <p>a. A Construction and Demolition Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. Construction related traffic is not</p>		

permitted to travel through Naas Town Centre. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements.

b. On site security arrangements (fencing and hoarding) for the construction and demolition phases.

c. Wheelwash arrangements and locations for the construction phase.

c. Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the existing residential amenity of properties in the area).

d. Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.

e. A draft Construction Waste Management Plan. This is to contain final destination of each waste stream generated on site.

f. Hours of operation during the construction phase to be 08.00 hours to 18.00 hours Monday to Friday and 0.800 hours to 14.00 hours Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).

Reason: In the interests of pedestrian and traffic safety, proper planning and sustainable development.

3. Prior to the commencement of the development, a Stage 1 and Stage 2 Road Safety Audit shall be submitted to the Roads, Transportation and Public Safety Department. The Road Safety Audits are to assess:

a. The internal areas of the new residential development.

b. The interface with the existing public road / footpath network.

Necessary changes to the design proposals shall be made in accordance with these Audits. Prior to the occupation of the new residential units, a Stage 3 Road Safety Audit shall be submitted to the Roads, Transportation and Public Safety Department.

Reason: In the interests of pedestrian and traffic safety, proper planning and sustainable development.

4. The development shall comply with all future site lighting requirements of the Roads, Transportation and Public Safety Department of Kildare County Council in relation to adjusting the lights by re-aiming, the addition of louvres & shields and / or dimming. This is to deal with any glare issues that may arise for road users, residents and adjacent lands / properties which may only become apparent when the installation has been commissioned. The public

		<p>lighting scheme shall be fully implemented prior to the first occupation of the development.</p> <p>Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.</p>	
		<p>5. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Kildare Newbridge Municipal District Area Office through the MRL system to ensure the following items are assessed;</p>	
		<p>a) Contractor's experience and competency to carry out such works.</p>	
		<p>b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).</p>	
		<p>c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of</p>	

traffic impacts within the local area.

- d) Relevant Insurance's to carry out such works.

Reason: In the interest of proper planning and development.

6. Prior to the commencement of development, a licence shall be obtained for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.

Reason: In the interests of pedestrian and traffic safety, proper planning and sustainable development.

7. The permitted hours of operation during the construction phase and for construction related collections and deliveries shall be between 08.00hrs to 18.00hrs Monday to Friday and 0.800hrs to 14.00hrs on Saturdays. Work is not permitted on Sundays and on public holidays.

			<p>Reason: In order to safeguard the residential amenity of properties in the area.</p>	
			<p>8. CBR tests shall be undertaken for new site access roads in accordance with Section 2.16 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" and as required to determine the subgrade strength under the proposed site access road. The results together with a suitable pavement design in accordance with TII document DN-PAV-03021 shall be submitted to Kildare County Council for written consent prior to the commencement of development.</p>	
			<p>Reason: In the interests of proper planning and sustainable development.</p>	
			<p>9. New site access roads within the development shall be finished with surface course to be Stone Mastic Asphalt, SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification. All surface water drainage gullies shall be fitted</p>	

			<p>with suitable locking type covers or gratings.</p> <p>Reason: In the interest of traffic safety and improved skid resistance.</p>	
		<p>10. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site during the construction phase. All vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.</p> <p>Reason: In the interest of traffic safety.</p>		
		<p>11. No surface water runoff from the development shall discharge onto the public road network, its footpath and verges.</p> <p>Reason: In the interest of traffic safety.</p>		
		<p>12. The development shall not impair existing land or road drainage.</p>		

		<p>Reason: To prevent interference with existing land or road drainage in the interest of proper development.</p> <p>13. During the construction phase, adequate off carriageway parking facilities for all traffic associated with the construction phase. This will include material delivery vehicles, service vehicles, construction plant and vehicles, waste skips and private vehicles of the workers on site. There shall be no unauthorised parking or queuing of vehicles or storage of equipment on the public road network, its footpaths and verges.</p> <p>Reason: In the interest of traffic safety.</p>		
<p>External Submissions Eamon Broughan</p>	<p>Public submission.</p>	<p>I object to this new plan for St. Patrick's Park as I feel it has been rushed forward and has not given the residents a fair way for them to respond to it as the six 25 minutes slots within a 5 hours window that was provided and for one afternoon only in the library by appointment only was not fair and did not take into consideration that there are approximately 50 families plus living in the estates that would be affected by this plan. The council should have provided a local venue for a public meeting as not</p>	<p>08/12/2022</p>	<p>08/12/2022</p> <p>Since the approval for funding for the Remedial Works Scheme at St. Patricks Park, Rathangan there have been numerous engagements with both resident of St. Patrick's Park and with local elected representative. It should be noted that the current proposal is for Phases 2/3 of the Remedial Works Scheme with Phase 1 having been completed in October 2019 and well received by local residents.</p> <p>Leaflets were circulated on a number of occasions informing residents in St. Patrick's Park on progress with the proposed remedial</p>

<p>works scheme. A number of direct meetings were held with a representative group from the estate both in Kildare County Council offices and on site. These meetings were attended by Mr Broughan.</p> <p>Public workshop meetings were held with residents of St. Patrick's Park in Rathangan Library over 2 days in March 2020. The Part 8 proposals for Phase 2/3 were well developed at that stage and the meetings were well attended. Feedback received was considered by the Housing Department and amendments made to the scheme to address a number of the concerns raised by residents. Mr Broughan attended one of the workshop meetings.</p> <p>The amended proposals were presented to the members of Kildare/Newbridge Municipal District in September 2022. Following that presentation public workshop meetings were again arranged at Rathangan Library in October 2022 offering a series of half hour meetings for residents of St. Patrick's Park. The meetings were published on a Leaflet circulated to all the Residents of St. Patrick's Park. A number of Residents availed of the meetings.</p> <p>In addition to the above KCC were more than happy to meet any Resident outside of the published meeting times if these times did not suit and, KCC did facilitate in this regard.</p> <p>Mr Broughan was unable to avail of any of the meeting times and informed Kildare County Council. A one and a half hour meeting was subsequently held with Mr Broughan in Kildare County Council offices in October 2022 ahead of the launch of the Part 8 on the 4th November 2022. At that meeting the Part 8 approval process was explained to Mr Broughan. Submissions will be assessed, and a submissions report prepared for inclusion in the Chief Executives (CE) report prepared by the Planning Section following their assessment of</p>		<p>everyone could attend a meeting at the times allocated. I and other residents I spoke with have said they would much rather attend a public meeting as they felt intimidated at previous private meetings because senior council members who are far more educated in talking about plans than they are kept pushing the plan forward and did not want them to make any suggestion about changing it. I found this out first hand at the meeting I attended with senior members of staff of Kildare County Council when I tried to explain to them the concerns I had I was told the planners would not be making any changes to the current plan but I could submit my concerns anyway if I wanted too. When I voiced my concerns about this the replies and explanations I received for not wanting to make changes were very questionable and would not stand up to scrutiny. They also told me that all the council staff liked the plan and besides that they had the backing of all the councillors I told them that none of them councillor's live in our estate and that none of them would ever be affected in anyway by the project. I was made feel as if I was wasting my time and that nothing I said was going to make any difference. I am now asking the council take a step back and provide the residents with a venue for a public meeting which should have been provided in the first place where everyone can express their concerns openly and hear the concerns of their neighbours that way everyone would be on a level playing field as this project has certainly not been handled or presented in a proper manner.</p> <p>The drawing attached is from the current set of plans for St. Patrick's Park (Appendix 1)</p>	
---	--	---	--

		<p>I have highlighted the areas regarding my objections.</p> <p>The 20 car parking spaces should be reduced as I feel the place will look like a shopping centre car park and I know from living here for over 35 years there is no demand for that many spaces along that road and to use an excuse like fire brigade and ambulance entry is not acceptable as their has never been any need for concern about them getting in and out of this estate even when all the houses in the estate were fully occupied.</p> <p>The five car park spaces opposite 669 and the new build C and D1 will have to be moved in the direction of the arrow placed on the drawing as they are where our community garden is and we don't envisage moving it as it has been very expensive to create and it has proved to be of great interest over the last few years for residents and children and is well kept and maintained at our expense. Safety barriers or railings should be erected around the toddlers and childrens playing areas as I have grave concern for their safety with all the extra traffic the new car park spaces will attract.</p> <p>The Council demolished two 1 bed single storey houses on the site now proposed for the new build D1 and C which are two 2 storey 3 bed houses and I feel these are far to large for this site and maybe the Council would look at putting single storey houses back on the site even one single storey 3 bed would be acceptable and would be in keeping with the houses that were on the site before they were demolished. This objection also applies for D2. The new build will be way out of</p>		<p>the Part 8 proposal. The CE report will be issued to the members of Kildare/Newbridge Municipal District who will consider the Part 8 resolution at the next Municipal District public meeting.</p> <p>At no stage did any resident indicate that they felt intimidated at meetings with representatives of Kildare County Council. In our experience to date we find that residents are more forthcoming at one to one workshop meetings where proposals can be explained in more detail. Members of the public are less intimidated by not having to stand up and express their views in public where their views may contradict the views of other residents.</p> <p>Parking space provision is in line with the County Development Plan Development Management Standards. Residents had previously raised concerns about on-street parking which had the potential to impede access for emergency services. The layout of additional car parking addresses this concern. New carparking spaces do not attract additional carparking but make provision for the safe parking of existing vehicles. The existing car parking provision to St Patrick's Park is inadequate. This will be further strained with the refurbishment and occupation of existing vacant units. Presently many homeowners have to park in an uncontrolled fashion along the side of the public carriageways.</p> <p>Road layouts were amended follow feedback at the public meetings in March 2020 to address concerns raised in relation to public safety and needing to cross the road to access to the new public open space.</p> <p>The proposal includes the provision of a new, well designed public open space which is well overlooked.</p>
--	--	---	--	---

	<p>character for this estate and for these reasons I object to their size and design.</p> <p>On the basis of the above and attached documents I trust my concerns will be taken into consideration prior to any decision being reached on this planning application.</p> <p>Appendix 2 is a picture of a perfectly good 1 bed single storey semi-detached house the council plan to demolish their excuse is because of antisocial behaviour which is very questionable....but the council seems to have no problem with building a 3 bed two storey house and squeezing in onto the same spot I object to this new house in its current form as it would not be in keeping with the size of the house that is already on site and certainly nothing similar to the style and design of the other 6 two-storey houses on that row.</p> <p>Appendix 3 is a picture of a 1 bed single storey semi-detached house that the council demolished. The excuse was because of vandalism which is questionable. Also why was it left vacant for over 10 years? But the council have no problem with building a two storey 3 bedroom house on the same site. I object to the size of the new build as it is not in keeping with what was on the site previous and the current plan would be for a two storey 3 bedroom and would be too big for this site and would take from the character of the area and also the design is not in keeping with the other houses on this row 4 houses. Maybe a single storey 3 bed would be better for this whole site where previous there was two single storey 1 bed houses before.</p>		<p>Regarding the locations where houses were previously demolished, these locations are proposed to be developed as set-out in the Proposed Site Plan for St Patrick's Park which includes new housing and site development works. The proposed new houses including the D2 unit will enhance the area particularly in the setting of the refurbished occupied and vacant units all in the context of the new large public open space. In addition, this will allow for passive security and surveillance in the estate to be improved.</p> <p>Appendix 2; The house identified on the photograph provided is proposed for demolition. This is a vacant 1 bed single storey unit at the end of a terrace of 2-storey units. Our experience of these single storey units at these locations is that they are vulnerable and have suffered from extensive anti-social behaviour. The provision of new 2-storey unit at this location provides a book-end to the 2-storey terrace and provide passive surveillance in both directions.</p> <p>Appendix 3; The house identified on the photograph provided was previously demolished. At the time of demolition this property had suffered from anti-social behaviour. The new houses proposed to be developed at this location will enhance the area particularly in the setting of the refurbished occupied and vacant units all in the context of the new large public open space. In addition, this will allow for passive security and surveillance to be improved.</p> <p>Appendix 4; The house identified on the photograph provided was previously demolished and had suffered from anti-social behaviour prior to its demolition. Two 1-bed single storey vacant units were demolished at this location. The proposed new houses to be</p>
--	---	--	---

		<p>Appendix 4 attached and in the background to the right of the picture is a white single storey 1 bedroom semi-detached house that the council demolished. The excuse was because of vandalism which is questionable. Also why was it left vacant for over 10 years? But the council have no problem with building a two-storey 3 bedroom house on the same site. I object to the size of the new build as it is not in keeping with what was on the site previously and the current plan would be for a two-storey 3 bedroom and would be too big for this site and would take from the character of the area. Also the design is not in keeping with the other houses on this block of 3 houses.</p> <p>Appendix 5 is a picture of a row of 5 two-storey 3 bedroom houses which are all earmarked for demolition and all because the council want to put grass in its place I object to this as we are currently in one of the worst housing shortages in the history of our state. And at the end of that row was a perfect single storey 1 bed house. The council demolished the single storey house and the excuse was because it was vandalised which is questionable also why it and many other houses was vacant for over ten years.</p>		<p>developed at this location will provide a book-end to the terrace of existing 2-storey dwellings, enhance the area particularly in the setting of the refurbished occupied and vacant units all in the context of the new large public open space. In addition, this will allow for passive security and surveillance to be improved.</p> <p>Appendix 5; When compared to the more recently constructed neighbouring residential developments, the estate is under-provided with usable, well designed, overlooked, landscaped public open space. The central block of units proposed to be demolished will provide for this public open space. The proposed demolition of existing units has been discussed and agreed with the Department of Housing, Local Government and Heritage and is in line with the objectives of the Rathangan Small Town Plan where the continuity of remedial works to St. Patrick's Park is specifically identified.</p> <p>It is anticipated that the large public open space in these proposals will serve as a popular and well-used recreation and meeting space for all residents of the estate. This will foster a sense of community, an awareness of place and inclusion. The majority of the houses, new and retained, will have a direct view of this space</p>
--	--	--	--	--

		<p>Appendix 6 if an arial view of the area proposed for the new build C and D1 also where the car park spaces are proposed to go. Highlighted in the picture is the area that we once had with a road that was paved on both sides where we could park and use as a turning area before the council decided to demolish perfectly good houses and create a green area and put a footpath where our road used to be. This road and paved area should be reinstated to its former condition as it served the residents well with parking and turning. The council demolished perfectly good houses and created green areas and now years later plan to build houses on the green areas. Someone should be held accountable for all this incompetence and waste of taxpayers money.</p>		<p>Appendix 6; As per Appendix 5 response above</p>
--	--	--	--	---