



**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	Refurbishment and Extension of Existing Newbridge County Library
Site Location	Newbridge County Library, Main St and Athgarvan Rd, Newbridge
Development proposed by	Strategic Projects and Public Realm
Display period	Advertised in the Leinster Leader and Kildare Nationalist published 9 th May 2023. Public display period from 10 th May to 21 st June 2023. Submissions could be made by 21 st June 2023.
Submissions/observations	17 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
Part 8 Reference Number	P82022.21

1. SITE LOCATION & CONTEXT

The subject site of 0.4ha occupies a prominent location at the entrance of Newbridge Town Centre facing the Liffey and the linear park at the signalised intersection between Main St and Athgarvan Rd. The existing 2 storey 1920s Newbridge Library building occupies the site. Development in the immediate vicinity consists of the Riverbank Theatre to the south west, the Liffey and linear park to the north east, commercial to the north west and residential to the south.



Fig 1: Site Location (GIS)

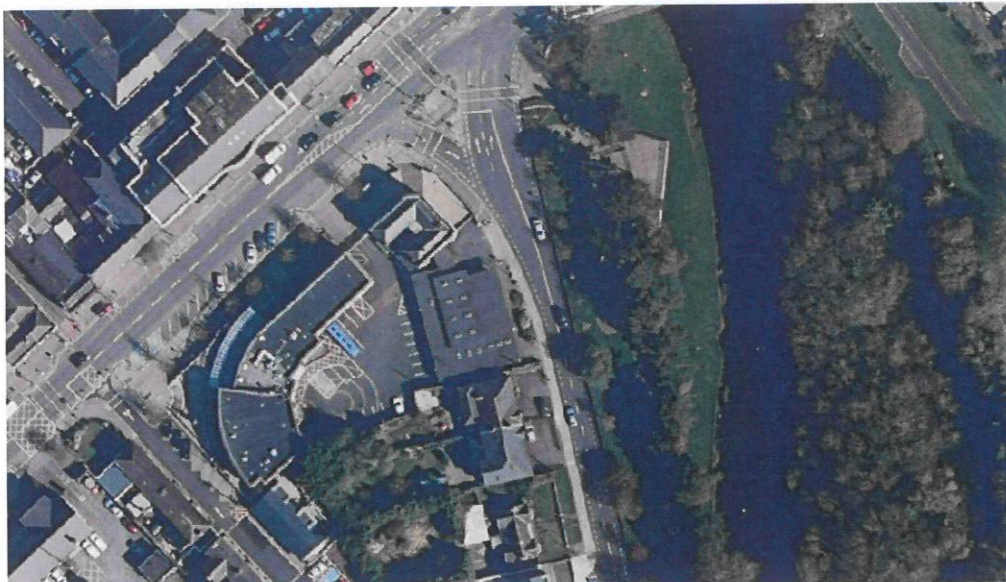


Fig 2: Aerial of Site (GIS)



Fig 3: Newbridge Library



Fig 4: Existing extension



Fig 5: Existing extension and adjacent dwelling

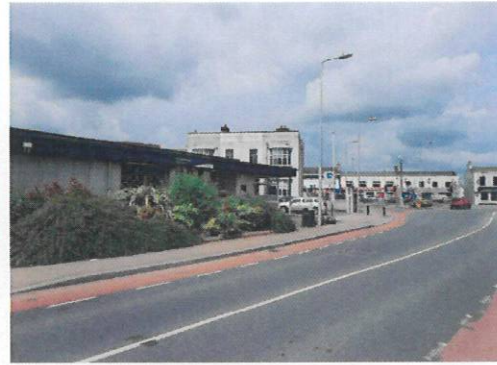


Fig 6: View from Athgarvan Rd



Fig 7: Vehicular access from Main St



Fig 8: Elevation on Main Street

2. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of the following as described in public notices: Refurbishment and extension of the existing Newbridge (County) Library, which is a Protected Structure, to create the new Kildare County Library, Archives and Cultural Centre. The proposal involves the demolition of the existing single storey 1970's extension to the Protected Structure. The proposed development will range from one to three storeys in height. The gross internal floor area for the Protected Structure is 300 sqm and the new extension is 1960 sqm. The total Gross Internal Floor area of the development is 2260 sqm. The proposed development will include minor internal alterations to the Protected Structure. Landscaping, public realm works and ancillary external works are also proposed as part of the development. External works include

the relocation of the vehicular entrance from Main Street to Athgarvan Road, landscaping works to create a new external courtyard (707 sqm) including 13 no. parking spaces, a bicycle parking store and a refuse store. Public Realm works (2365 sqm) include new hard landscaping to the footpaths around the library, modifications to the Main Street public realm to provide a loading bay, bus stop and 2 no. accessible car parking spaces alongside the provision of a new cycle lane.

The proposed layout of development is as follows:

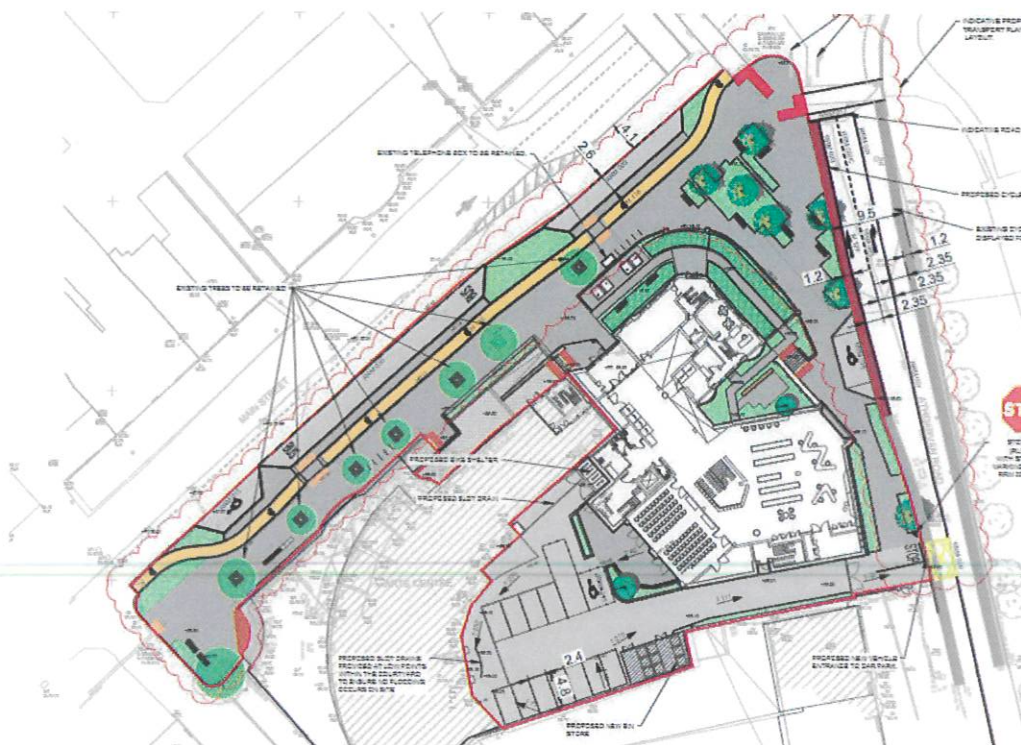


Fig 9: Site Layout Plan

3. SUPPORTING DOCUMENTS

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

- Detailed Project Description
- Urban Design Analysis
- Architectural Report
- Conservation and Architectural Heritage Impact Assessment
- Damp and Timber Decay Report
- Road Safety Audit Report
- Infrastructure Report
- Flood Risk Assessment
- Ecology AA Screening Report & Determination
- Ecology EIA Screening Report & Determination
- Landscape Plans and Sections
- Landscape Analysis, Structures and Cost Report
- Bat Suitability Report
- Archaeology report

- Public Lighting Report
- Acoustic Design Statement
- Demolition and Construction Management Plan
- CGIs

4. REFERRALS AND CONSULTATIONS

The referrals and consultation process has been summarised by the SPPR Section and an appropriate response to submissions and issues raised is contained in Appendix B of this report.

4.1 Submissions

17. no submissions were received during the display period. The issues raised in the submissions are outlined and a response to the issues made are contained within the report in Appendix B of this report.

4.2 Prescribed Bodies

The Part 8 proposal was referred to 20 no. prescribed bodies. The issues raised in the submissions are outlined and a response to the issues made are contained within the report in Appendix B of this report. Submissions were received from the following:

- *Transport Infrastructure Ireland*: no objection
- *Inland Fisheries Ireland*: no objection subject to conditions in relation to protection of aquatic environment.
- *Health And Safety Authority*: no objection
- *Department of Transport*: No objection subject to conditions in relation to incorporation of universal design measures for people with disabilities, mobility issues and older people, provision of EV charging.
- *Department of Housing, Local Government and Heritage*: No objection subject to the preparation of an AIA and test trenching being carried out prior to commencement of development.
- *National Transport Authority*: No objection subject to revisions of an inline stop bus stop, increase in cycle parking

4.3 Internal KCC Reports Received

The Part 8 proposal was referred to internal departments of Kildare County Council. The issues raised in the submissions are outlined and a response to the issues made are contained within the report in Appendix B of this report. Submissions were received from the following:

- *Environment Department*: No objection; conditions /requirements specified
- *Conservation Officer*: No objection;
- *Fire Service*: No objection; conditions /requirements specified
- *Water Services*: No objection; conditions /requirements specified
- *Parks*: No objection; conditions /requirements specified

5. PLANNING HISTORY

No recent planning history on site.

6. BUILT AND NATURAL HERITAGE

Built Heritage	The subject building is a Protected Structure B23-41 and on the NIAH register 11818036
Archaeological Heritage	No recorded monuments.
Natural Heritage	The River Liffey is located to the immediate east of the subject site. Refer to Appendix A for Appropriate Assessment Screening. The closest Natura 2000 site, Pollardstown Fen SAC, is located 2.3km west of the site.

7. POLICY CONTEXT

7.1 National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of Ireland out to the year 2040. It identifies "Enhanced Amenities and Heritage" as a national strategic outcome (NSO) which will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place. It also identifies Access to Quality Childcare, Education and Health Services as a NSO and requires good access to a range of quality education and health services, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places. Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services.

7.2 Regional Spatial and Economic Strategy

The RSES replaced the Regional Planning Guidelines for the Greater Dublin Area. The RSES provides regional level strategic planning and economic policy in support of the implementation of the NPF and provide a greater level of focus around the National Policy Objectives and National Strategic Outcomes of the NPF. The RSES identifies Regional Strategic Objective Creative Places which seeks to enhance and integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration.

7.3 Kildare County Development Plan 2023-2029

Chapter 10 Community Infrastructure and Creative Places

The following policies and objectives support the further development of library, arts and cultural facilities:

- SCP11** *Support the delivery of library facilities in Kildare and develop/upgrade existing library buildings where required as demand increases subject to the availability of resources and finance.*

- SC 049** *Ensure that all arts and cultural facilities in the ownership and management of the Council are accessible to the wider community and promote the role of these facilities as focal points for the community.*
- SC 050** *Continue to enhance art and creative spaces in libraries, including visual arts and gallery performance and workshop facilities.*
- SC 062** *Provide and improve access to library services for all users in proposed and existing library accommodation and provide an integrated approach to the delivery of library, arts, genealogy, archives, and local studies services.*
- SC 063** *Support the aims/actions set out in the Kildare Library Service Interim Development Plan 2020 - 2022 (or any subsequent updated version) to deliver additional services and facilities.*
- SC 064** *Support and facilitate the expansion of library facilities throughout the county, as necessary and appropriate.*

7.4 Newbridge Local Area Plan 2013-2019, as extended

The Library and Riverbank Arts Centre are within an area zoned for Town Centre which has the following zoning objective: *To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic uses. The purpose of this zoning is to protect and enhance the special character of Newbridge town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of Newbridge. The Council will encourage the appropriate re-use and regeneration of buildings, backlands and derelict/obsolete land. Innovative design approaches will be welcomed in the area, particularly with regard to residential and commercial development. The proposed use is acceptable within the zoning matrix of the Plan.*

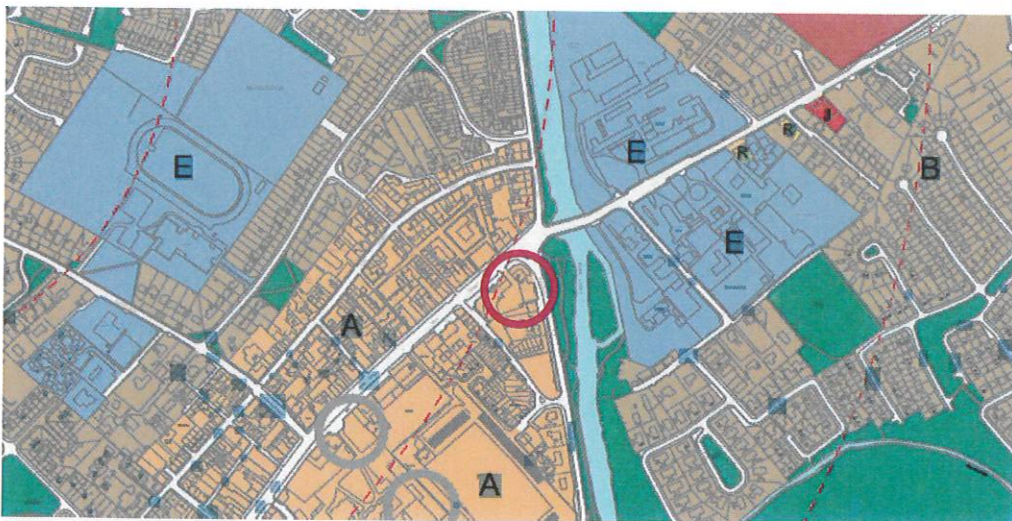


Fig 10: Land Use Zoning

The following policy in support of the proposed development applies in relation to culture and arts:

- CF 9** *To encourage and assist the development of the arts and to support the ongoing development of cultural infrastructure.*

The following urban strategies relate to the subject site as indicated in Section 7.6.3 Proposed Urban Strategy:

- Figure 14: Proposed Urban Design Strategy – Strengthen the development site.
- Figure 16: Movement Strategy – Street improvement works with pedestrian priority.
- Figure 17: Built Form Strategy – Landmark building / structure.
- Figure 18 Development Framework Strategy – Street landscaping with integrated on street car parking / Streetscape improvement works with pedestrian priority.



Fig 11: Development Framework Strategy

7. ASSESSMENT OF PROPOSED DEVELOPMENT

7.1 Principle of Development

The principle of the development is consistent with the zoning, policies and objectives of the Kildare County Development Plan 2023 – 2029 and with the Newbridge Local Area Plan 2013 – 2019, as extended.

7.2 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.

7.3 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 Brookes 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.

7.4 Proposed Design and Layout

An Architecture Report and Urban Design Analysis have been prepared by Metropolitan Works and McCabe Durney Barnes, has been submitted with the application which provides significant site analysis and a design approach to the form, scale and massing of development in relation to the existing art deco library building.

The 3 storey extension (extension to library and a new local studies and archive space) provides a linking structure which forms the entrance off the main street linking new with old. The new building steps back from the protected structure, allowing views out of the circulation area back to the Liffey Park. A separate local studies and archive space sit above the main library space. The local studies room is orientated towards the views of the river. Both the archive and the local studies are visually connected to the rest of the library, through the atrium. The massing is sensitively reduced towards the rear courtyard to a 1 storey structure to ensure privacy of adjacent neighbouring gardens. A 3 storey element is located on the corner of Athgarvan Road, mirroring the canted entrance and raised parapet line of the protected structure. The proposed set back and differentiation in massing ensures that the protected structure is not overwhelmed by the new extension.

External finish/materials consist of masonry, either brick or cast stone, and a singular cladding material to establish a strong public facade and identity for the new extension. Large glazing panels will also be carefully detailed with complementary frames, surrounds and reveals.

CGIs have been submitted which illustrate scale and massing on the protected

structure .



Fig 12: Athgarvan Rd Elevation

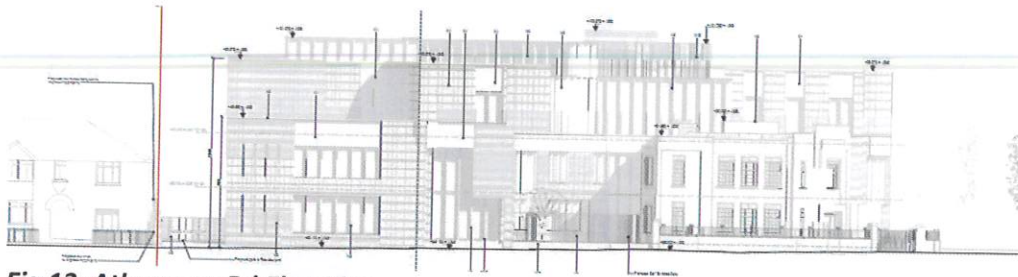


Fig 13: Athgarvan Rd Elevation

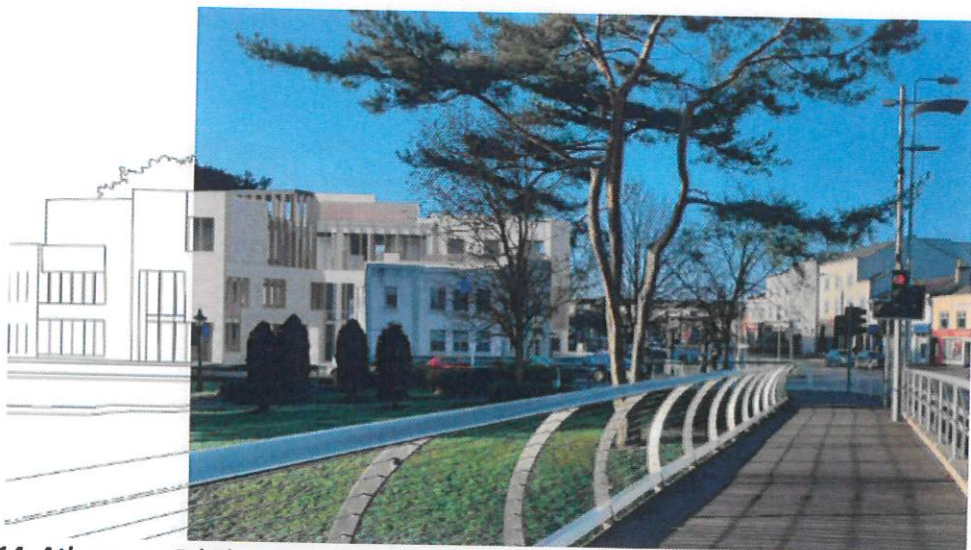


Fig 14: Athgarvan Rd Elevation Photomontage



Fig 15: Main Street Elevation

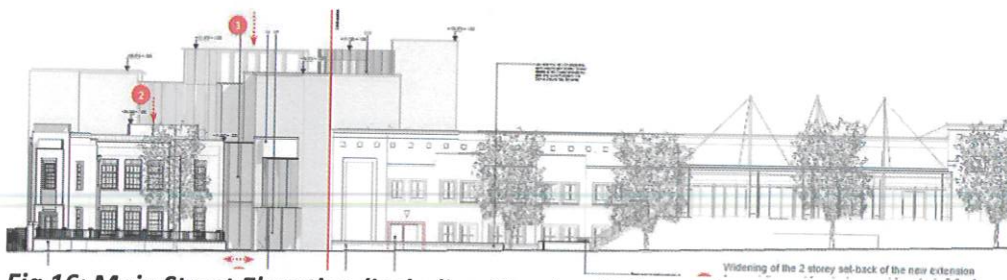


Fig 16: Main Street Elevation (including Riverbank Theatre)

7.5 Public Realm

A Landscape Report and associated landscaping drawings/plans, prepared by Aecom, has been submitted with the application. The following public realm interventions are proposed:

- Activated street along Main St and Athgarvan Rd which will consist of street trees, plated swales to define edges (removal of visual clutter)
- A plaza at the corner of Athgarvan Rd and Main St with feature planting
- Courtyard area to the rear of the proposed extension and will consist of a shared area where parking can be removed to accommodate events, sensory garden
- Sensory garden area along the Athgarvan Rd streetscape - enclosed space which will be planted on the external edges.
- The entrance to the rear courtyard will be repositioned from Main Street to the Athgarvan Road to facilitate the new development.
- The existing street trees on the Main Street and the low wall and railing in the curtilage of the protected structure will also be retained.
- The footpath, cycle lanes and parking spaces on the roadside outside Riverbank is also included in the redevelopment to ensure a cohesive development in this area. This space ensures that a roadside loading bay, bus stop and accessible car spaces can be provided.

The design approach has considered the cultural quarter/ draft TRP public space works and NTA plan for the junction of Main Street and Athgarvan Road. New high quality hard and soft landscaping will be carried out throughout and dimensions generous enough to cater for patrons visiting the library and the Riverbank Arts Centre. The internal courtyard could be used for outdoor events and markets as part of the ambition for the cultural quarter.

7.6 Accessibility

The highest level of accessibility will be afforded to this public building to ensure all users can interact with and benefit from the facilities in the building. "A changing places" room is available at the Ground floor. Design approach to the public realm has ensured that the building is accessible to all user groups, including the mobility impaired.

7.7 Impact on the Protected Structure and Visual/Residential Amenity

A Conservation and Architectural Heritage Impact Assessment, prepared by JCA Architects (Grade 1 Conservation Architects), has been submitted with the application which provides a detailed historical analysis of the protected structure, photographic survey and a schedule of proposed works and method statement. Additional assessments have also been included in relation to the condition of existing development on site – Preliminary Damp and Timber Decay Report and Window Conditions Survey. The application was referred to the Conservation Officer for assessment and comment. The following comments have been noted:

- a) The existing library building is one of the first purpose-built library buildings in Ireland. It is situated in a prominent location, with the canted main entrance directly responding the adjacent bridge over the Liffey, from which the town of Newbridge acquired its name.
- b) The layout, organisation, design is really well considered, and the architectural expression and new extension compliments the existing building.
- c) The removal of the existing 1970's building, which is not considered of architectural merit, is necessary for successful redevelopment and extension of the Protected Structure.
- d) The concept of a new canted entrance taking reference from the existing building is commendable and is considered a suitable design response, reinforcing the setting of the library as an important community building on this prominent site in Newbridge.
- e) The scale of the proposed 3 storey extension is substantial, however, in consideration of the high-quality design response, which is appropriately set back from the Protected Structure with a 2-storey glazed link facing Main Street, and the distinctly modern architectural language, the character of the Protected Structure has been preserved whilst allowing the building to be integrated into a contemporary, useable library thus safeguarding its continued use for future generations.
- f) The proposed link to the protected structure through a doorway on the ground and first floor enables the new extension to comply fully to required building

regulations for the new build while treating the protected structure independently and maintaining the historic building fabric with minimal intervention.

Whilst 3 storey sections of development are proposed, the massing is sensitively reduced towards the rear courtyard to 1 and 2 storey structures to ensure privacy and to protect the amenity of adjacent neighbouring dwellings. The proposed setbacks and differentiation in massing also ensures that the protected structure is not overwhelmed by the new extension and the visual impact is broken up when viewed at vantage points along approach roads. In this regard, it is considered the proposed extension has been sensitively designed to consider the protected structure and surrounding streetscape.

7.8 Water Services & Flood Risk

An Infrastructure Report, prepared by Aecom Consulting Engineers, outlines the engineering design associated with the proposed Part 8 in terms of Surface Water Drainage, Flooding, Foul Water Drainage, Water Supply. It is stated that the design and management of surface water for the proposed development will comply with the policies and guidelines of Kildare County Council and outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) and SuDS Strategy. Surface water will be dealt with onsite by providing new connections to existing sewer network and also diverting at the front of the Riverbank to a new 225mm diameter concrete sewer which discharges to the River Liffey. SuDS measure are also proposed to treat water prior to entering the drainage network, which include green roof, permeable paving, tree pits and bio-retention areas/raingardens. In terms of water and waste water, it is proposed to connect to existing service.

In terms of Flood Risk, the subject site is located outside identified flood risk areas in the SFRA of the Newbridge Local Area Plan 2013 - 2019 and CFRAM mapping, however is identified as an area subject to SSFRA. A SSFRA was carried out by AECOM in this regard. This report concluded that the subject site is not at risk from fluvial flooding. In relation to pluvial flooding, the subject development site is not impacted, however SuDS measures have been incorporated into the landscape design of development.

The application was referred to Water Services and Irish Water for assessment and comment. No objections have been raised subject to conditions which will be incorporated into detailed design stage.

7.9 Access and Transportation

The vehicular access is proposed from Athgarvan Rd which is located to the south of the proposed extension between the subject site and dwelling to the south. 13no. of car parking spaces are provided within the courtyard area (reduced from 20), along with accessible parking located on Athgarvan Rd and Main St. A loading bay and bus stop are also located on Main St. An additional accessible parking space should be considered closer to the entrance. 10no. of cycle parking stands are located along Main St and 18no. of covered paces within the courtyard. As part of the proposed development, the footpath, cycle lanes and parking spaces on the roadside outside Library, extending to the Riverbank theatre on Main St are also included in the

redevelopment to ensure a cohesive development in this area. The design approach has considered the cultural quarter/ draft TRP public space works and NTA plan for the junction of Main Street and Athgarvan Road.

A Road Safety Audit (and supporting documents) and Traffic Impact Assessment have been submitted with the application which assesses, inter alia, existing road network conditions, proposed public realm improvement works, sustainable transport provision and a proposed mobility management plan.

The application was referred to TII, NTA, Department of Transport, Area Engineer and Roads Department for assessment and comment. No issues have arisen subject to conditions. It is stated in the Submissions Report prepared by the Strategic Projects and Public Realm Section, that the conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.

7.10 Archaeology and Ecology

The subject site is not located within a zone of archaeological potential or in proximity to any noted monuments. The site is, however, located within the site of the former military barracks. An Archaeological and Cultural Report, prepared by Metropolitan Workshop, has been submitted. This report has concluded that there is a potential for unrecorded heritage assets within the site comprising of the remains of former barrack buildings and possible geoarchaeological or paleoenvironmental sequences within former alluvial channels. The application was referred to the Department of Housing, Local Government and Heritage for assessment and comment. No objections have been raised subject to conditions in relation to archaeological test trenching prior to commencement of development.

A Bat Suitability Assessment, prepared by NMEcology, has been submitted with the application. The assessment concludes that evidence of bats was not recorded during site inspection and the subject site is unsuitable for bats due to proximity to street lights along Main St. The impact of the proposed development on bat foraging routes along the River Liffey have not been included in this assessment. Appropriate low impact lighting will be considered at detailed design stage.

7.11 Public Submissions

17no. of public submissions have been summarised and addressed in Appendix B of this report. In general, submissions received supported the proposed redevelopment, with suggestions for improvements to proposed uses and elements to be incorporated into the internal design of the new building. Of particular note, are comments received from Newbridge Access Group who commend the proposed development and also provide suggestions for inclusion which will be addressed during detailed design stage to ensure a fully inclusive development. It is considered that the responses to the main issues raised in the public submissions have been adequately addressed in Appendix B of this report. It is accepted that some details will need to be agreed at the Detailed Design stage of the project.

8. CONCLUSION

Having regard to:

- The provisions of the Kildare County Development Plan 2023 - 2029
- The Newbridge Local Area Plan 2013 - 2019, as extended
- 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 recommendation set out below.

It is considered that the proposed scheme would be in accordance with the provisions of the Kildare County Development Plan 2023 - 2029 and the Newbridge Local Area Plan 2013 – 2019, as extended, 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 Newbridge/Kildare Municipal District, that the proposed Part 8 be proceeded with, subject to the modifications set out below.

The proposed Part 8 shall be in accordance with the plans and particulars placed on public display on from 10th May to 21st June 2023, except where amended by the following:

1. The requirements as outlined in the responses to the submissions from the public shall be included as part of the Detailed Design Stage.
2. The requirements as outlined by the Transport Infrastructure Ireland, Inland Fisheries Ireland, Health and Safety Authority, Department of Transport, Department of Housing, Local Government and Heritage, National Transport Authority shall be included as part of the Detailed Design stage, as appropriate.
3. The requirements as outlined in response to submissions from Environment Department, Architectural Conservation Officer, Fire Service, Water Services and Parks Department shall be complied with as part of the Detailed Design stage, as appropriate.
4. The proposed external finish of development and public realm palette of materials shall be agreed in writing with the Planning Authority at Detailed Design Stage.

Signed:



C Scanlon

Executive Planner

Date:

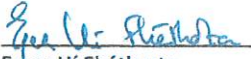
10/08/23

Signed:



A/Senior Executive Planner

10/08/2023



Emer Uí Fhátharta
Senior Planner

August 10th 2023



11/8/2023



ACTING CHIEF EXECUTIVE

14/08/23.

**APPENDIX A
APPROPRIATE ASSESSMENT SCREENING REPORT**

**APPENDIX B
SUBMISSIONS REPORT (STRATEGIC PROJECT AND PUBLIC REALM)**

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

Screening for Appropriate Assessment

Redevelopment of Kildare County Library,
Newbridge, Co. Kildare

30 March 2023



NM Ecology Ltd - Consultant Ecologists

38 Maywood Avenue, Raheny, Dublin 5

Website: www.nmecology.com

Email: info@nmecology.com

Tel: 087-6839771

Executive Summary

This *Screening for Appropriate Assessment* report has been prepared by NM Ecology Ltd on behalf of the Kildare County Council (the applicant) for the redevelopment of Kildare County Library in Newbridge. The proposed development will involve the repair and renovation of the original library building (a protected structure), the demolition of a modern single-storey structure, and the construction of a new two-storey building, along with associated services and landscaping.

In accordance with their obligations under the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011), the competent authority must assess whether the proposed development could have 'likely significant effects' on any Natura 2000 sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and consideration of potential source-pathway-receptor links.

There is no risk of direct impacts on Natura 2000 sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Therefore, we conclude that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and thus that Appropriate Assessment is not required.

1 Introduction

1.1 Background to Appropriate Assessment

Approximately 10% of the land area of Ireland is included in the European Network of Natura 2000 sites, which includes Special Protection Areas (SPAs) to protect important areas for birds, and Special Areas of Conservation (SACs) to protect a range of habitats and species. Legislative protection for these sites is provided by the *European Council Birds Directive* (79/409/EEC) and *E.C. Habitats Directive* (92/43/EEC, as amended), which are jointly transposed into Irish law by the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011, as amended).

Regulation 42 (1) states that: “*Screening for Appropriate Assessment of a plan or project for which an application for consent is received [...] shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on [any Natura 2000 sites].*” To ensure compliance with this regulation, planning authorities must screen all planning applications for potential impacts on Natura 2000 sites. Supporting information may be requested from the applicant to assist with this process.

This document provides background information to assist the planning authority with a *Screening for Appropriate Assessment* exercise for the proposed development. It includes a description of the proposed development, a review of the site’s environmental setting, details of Natura 2000 sites within the potential zone of impact, an appraisal of *source-pathway-receptor* relationships, and an assessment of potential impacts.

1.2 Statement of authority

This report was written by Nick Marchant, the principal ecologist of NM Ecology Ltd. He has an MSc in Ecosystem Conservation and Landscape Management from NUI Galway and a BSc in Environmental Science from Queens University Belfast. He is a member of the Chartered Institute of Ecology and Environmental Management, and operates in accordance with their code of professional conduct.

He has fourteen years of professional experience, including eleven years as an ecological consultant, one year as a local authority biodiversity officer, and two years managing an NGO in Indonesia. He provides ecological assessments for developments throughout Ireland and Northern Ireland, including wind farms, infrastructural projects (roads, water pipelines, greenways, etc.), and a range of residential and commercial developments.

1.3 Methods

This report has been prepared with reference to the following guidelines:

- *Appropriate Assessment of Plans and Projects in Ireland* (National Parks and Wildlife Service, 2009)
- *OPR Practice Note PN01: Appropriate Assessment Screening for Development Management* (Office of the Planning Regulator 2021)
- *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4), E.C., 2002*
- *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal* (Chartered Institute of Ecology and Environmental Management, 2018)

In accordance with Section 3.2 of *Appropriate Assessment of Plans and Projects in Ireland*, a screening exercise comprises the following steps:

1. Description of the project and local site characteristics
2. Identification of relevant Natura 2000 sites, and compilation of information on their qualifying interests and conservation objectives
3. Assessment of potential impacts upon Natura 2000 sites, including:
 - Direct impacts (e.g. loss of habitat area, fragmentation)
 - Indirect impacts (e.g. disturbance of fauna, pollution of surface water)
 - Cumulative / 'in-combination' effects from other concurrent projects
4. Screening Statement with conclusions

A desk-based study was carried out using data from the following sources:

- Plans and specifications provided by the project design team
- Qualifying interests / conservation objectives of Natura 2000 sites from www.npws.ie
- Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland webmapping service (dcenr.maps.arcgis.com), the National Biodiversity Data Centre (<http://maps.biodiversityireland.ie/>), and the Environmental Protection Agency web viewer (gis.epa.ie/EPAMaps/)
- The *Kildare County Development Plan 2017-2023* and details of permitted or proposed developments from the local authority's online planning records

All web-based resources were accessed in November and December 2021, and a site inspection was carried out on 15th November 2021.

2 Description of the Project

2.1 Environmental setting

Site location and surroundings

The proposed development site (hereafter referred to as the Site) is located in an urban setting in the north-east of Newbridge. It currently contains two connected structures: the original 1930s two-storey library building (a protected structure), and a modern single-storey building. The rest of the Site consists of car parks, pavements and other artificial surfaces, with some ornamental shrubs near the entrance to the library.

The northern boundary of the Site is formed by Main Street (R445), and the eastern boundary by Athgarvan Road (R416). The Riverbank Arts Centre is located to the west of the Site, and there are residential properties to the south. The River Liffey is located approximately 40 m east of the Site.

Geology and soils

The Site is underlain by limestone (cherty, often dolomitised), which is a regionally-important gravel aquifer. Sub-soils are a mixture of limestone till and alluvium, and soils are made ground.

Hydrology

The River Liffey is approx. 40 m east of the Site. There are no other substantial watercourses (as per the EPA database of rivers and streams) in the vicinity of the Site (Figure 1).

The Liffey flows north-east through County Kildare towards Dublin City, and ultimately meets the coast at Dublin Bay approx. 60 – 70 km downstream of the Site. It is currently of Good status (Water Framework Directive Status Assessments 2013-2018) over much of its course, declining to Moderate status in some sections.

Existing site drainage

Almost all of the Site consists of buildings and hard surfaces. Rainwater flows into a network of gutters and drains, from which it is discharged to the River Liffey. Foul water is discharged to a combined sewer on Athgarvan Road.

2.2 Description of the proposed development

The proposed development will involve the repair and renovation of the original library building (a protected structure), the demolition of a single-storey structure, and the construction of a new two-storey building. Hard landscaping will be provided around the building.

Foul water will continue to be discharged to a local authority combined sewer on Athgarvan Road, and conveyed to the Osberstown Waste Water Treatment Works (part of the Upper Liffey Valley Sewerage Scheme). Surface water will continue to be discharged to the River Liffey.

2.3 Other nearby developments (potential in-combination effects)

The Site is in an urban setting in Newbridge. Under the *Kildare County Development Plan 2017-2023* it was included in Zone M2 'City/Town/Village Centre, central area'. The planning objective for this zone is "to provide for the development and improvement of appropriate town centre uses including retail, residential, commercial, and civic uses". The surrounding areas are long-established and settled, so they are unlikely to be subject to significant development pressure in the short term.

Nearby planning applications were reviewed on the online planning records of Kildare County Council. There is a live planning application approx. 30 m south of the Site for the demolition of an existing dwelling and construction of eight replacement apartments (planning reference 211388). At the time of writing in December 2021 Kildare County Council had requested further information on the development proposals, and a decision had not been made. With this exception, all other planning applications in the surrounding area were for small-scale developments such as residential extensions, which pose no risk of in-combination effects.

3 Description of Natura 2000 sites

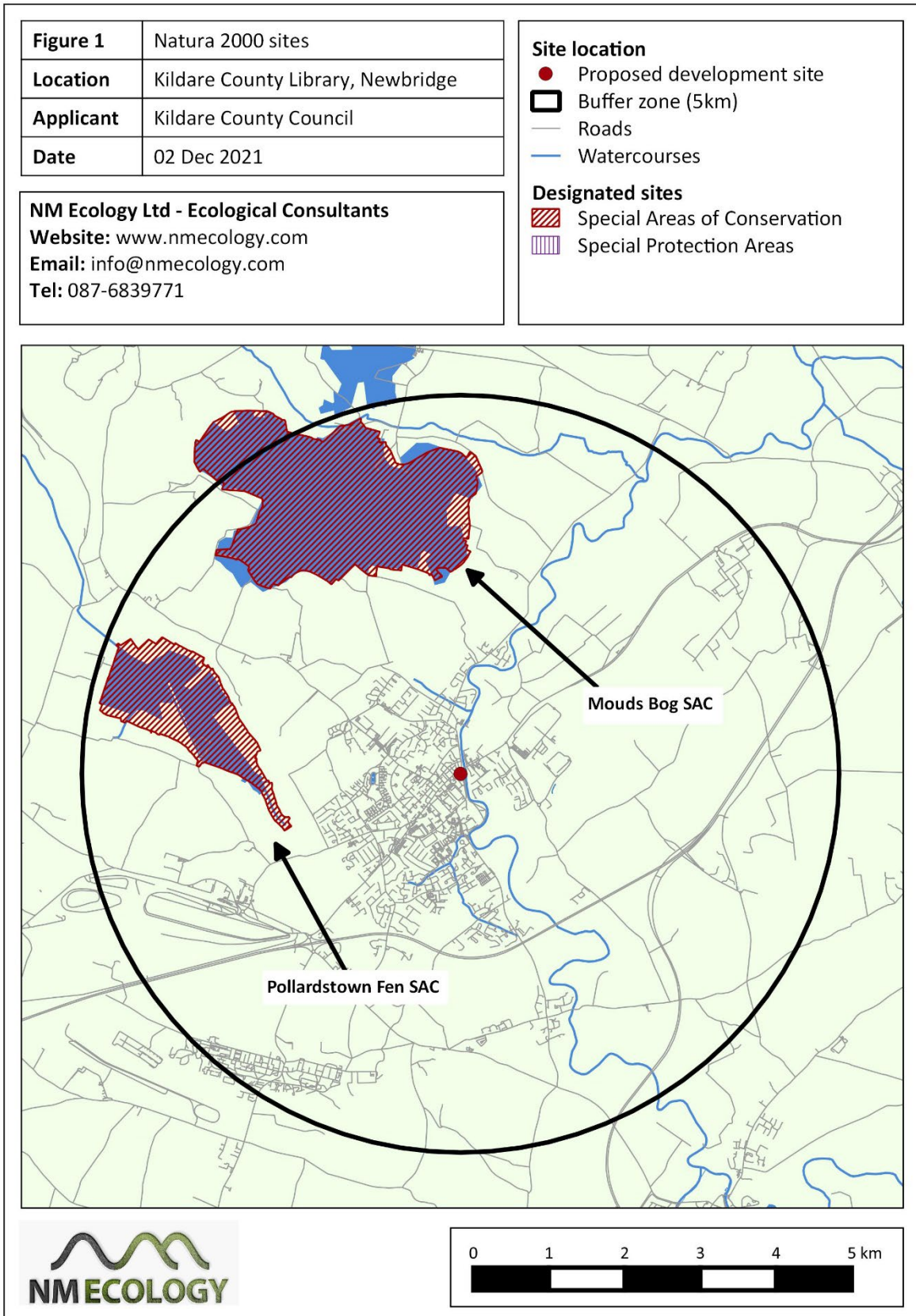
3.1 Identification of Natura 2000 sites within the zone of influence

The Site is not located within or adjacent to any Natura 2000 sites. Potential indirect impacts were considered within a zone of influence¹ of 5km. A map of nearby Natura 2000 sites is shown in Figure 1, and details of relevant sites are provided in Table 1.

Table 1: Natura 2000 sites within 5 km of the Site

Site Name	Distance	Qualifying Interests
Pollardstown Fen SAC (site code 396)	2.3 km west	Annex I habitats: Petrifying springs with tufa formation, Calcareous fens with <i>Cladium mariscus</i> , alkaline fens Annex II species: <i>Vertigo angustior</i> , <i>Vertigo geyeri</i> , <i>Vertigo moulinsiana</i> (both are species of whorl snail)
Mouds Bog SAC (2331)	2.5 km north	Annex I habitats: active raised bogs, degraded raised bogs still capable of natural regeneration, depressions on peat substrates of the Rhynchosporion

¹ We consider 5 km to be a proportionate zone of influence due to the moderate scale of the development and its urban setting.



3.2 Conservation objectives

The standard conservation objective for all SACs and SPAs in Ireland is “*to maintain or restore the favourable conservation condition of the qualifying interests for which the SAC / SPA has been selected*”. In addition, the Department of Housing, Local Government and Heritage has produced detailed conservation objectives for the Natura 2000 sites listed in Table 1. They can be viewed on the website of the National Parks and Wildlife Service (<http://www.npws.ie/protected-sites>), but are not reproduced here in the interests of brevity.

3.3 Identification of potential pathways for indirect impacts

Indirect impacts can occur if there is a viable pathway between the source (the Site) and the receptor (the habitats and species for which a Natura 2000 site has been designated). The most common pathway for impacts is surface water, e.g. if a pollutant is washed into a river and carried downstream into a Natura 2000 site. Other potential pathways are groundwater, air (e.g. airborne dust or sound waves), or land (e.g. flow of liquids, vibration). The zone of effect for hydrological impacts can be several kilometres, but for air and land it is rarely more than one hundred metres.

An appraisal of potential pathways for impacts on Natura 2000 sites is provided below. As part of this appraisal it is important to note that the Site consists almost entirely of buildings and hard surfaces, which alter natural surface water and groundwater processes. All rainwater on the Site is collected in gutters and drains and discharged to the River Liffey. This effectively isolates the Site from underlying groundwater.

The *Pollardstown Fen* SAC is located 2.3 km west of the Site. It has been designated to protect fen habitats (wetlands fed by mineral-rich water) and whorl snails that occupy these habitats. The *Mouds Bog* SAC is located 2.5 km north of the Site, and has been designated for the protection of raised bog and associated habitats. Neither SAC is associated with the River Liffey, so there is no surface water pathway. As discussed above, the existing surface water drainage network within the Site will negate any potential pathways via groundwater. Pathways via land or air can be ruled out due to the distances involved.

The River Liffey could potentially provide a very distant hydrological connection to some Natura 2000 sites in Dublin Bay. However, there is more than 60 km of intervening watercourse between the Site and Dublin Bay, so any pollutants would be reduced to negligible concentrations before they could reach the Natura 2000 sites. Therefore, this is not considered to be a viable surface water connection. All other pathways can be screened out due to the distances involved.

In summary, no potential pathways were identified to any Natura 2000 sites.

4 Assessment of potential impacts

4.1 Direct impacts

The 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.

4.2 Indirect impacts

Potential changes in water quality (construction phase)

Construction works typically generate fine sediments, and may occasionally cause accidental spills of oil or other toxic chemicals, which can be harmful to aquatic / marine habitats and species. However, no potential pathways were identified between the Site and the SACs identified in Section 3, so there is no risk that pollutants from the construction site could cause significant negative impacts on any Natura 2000 sites, even in a worst-case scenario and in the absence of standard site-management measures.

Foul water discharge (operational phase)

Foul water from the proposed development will be discharged to a local authority foul sewer and treated in the Osberstown Waste Water Treatment Works, which is part of the Upper Liffey Valley Sewerage Scheme. The WWTW's latest Annual Environmental Report² on the EPA website was reviewed. It has a population equivalent of 130,000 and provides tertiary treatment, with a final discharge point into the River Liffey. The discharge was compliant with the ELVs set in the wastewater discharge licence, but a minor deterioration in water quality downstream of the discharge point has been identified; it is not known if is caused by the WWTP, so further monitoring is underway. It is the responsibility of Irish Water to ensure that adequate treatment of foul water is carried out, and that discharges of treated foul water do not have an impact on receiving waters.

Surface water discharge (operational phase)

Surface water from the development will be discharged to the River Liffey, as is currently the case. As noted above, there are no potential surface water pathways to any Natura 2000 sites.

² Annual Environmental Report 2020 for the Upper Liffey Valley Sewerage Scheme
http://epawebapp.epa.ie/licences/lic_eDMS/090151b2807deff1.pdf

4.3 Potential in-combination effects

One residential development was identified approx. 30 m south of the Site (refer to Section 2.3), which could potentially be constructed at the same time as the proposed development. A Screening for Appropriate Assessment report was not submitted as part of that application, and Kildare County Council has not yet carried out their screening assessment. However, the review of potential pathways in Section 3.3 of this document would also apply to the residential development, i.e. that there are no pathways linking it to any Natura 2000 sites. Therefore, we expect that the nearby development will pose no risk to Natura 2000 sites. On this basis, the risk of in-combination effects can be screened out.

5 Conclusion of Stage 1: Screening Statement

In Section 3.2.5 of *Appropriate Assessment of Plans and Projects in Ireland* (NPWS 2010), it is stated that the first stage of the AA process can have three possible conclusions:

1. AA is not required

Screening, followed by consultation and agreement with the NPWS, establishes that the plan or project is directly connected with or necessary to the nature conservation management of the site.

2. No potential for significant effects / AA is not required

Screening establishes that there is no potential for significant effects and the project or plan can proceed as proposed.

3. Significant effects are certain, likely or uncertain

The project must either proceed to the second stage of the AA process, or be rejected.

Having considered the particulars of the proposed development, we conclude that this application meets the second conclusion, because there is no risk of direct, indirect or in-combination effects on any Natura 2000 sites. Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. As a result, we conclude that Appropriate Assessment is not required.

References

Chartered Institute of Ecology and Environmental Management, 2018. *Guidelines for Ecological Impact Assessment in the U.K and Ireland: Terrestrial, Freshwater and Coastal* (2nd Edition). C.I.E.E.M., Hampshire, England.

Department of the Environment, Heritage and Local Government, 2009. *Appropriate Assessment of Plans and Projects in Ireland*. National Parks and Wildlife Service, DAHG, Dublin, Ireland.

European Commission. 2002. *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. Office for Official Publications of the European Communities, Luxembourg.

Office of the Planning Regulator 2021. Practice Note PN01: Appropriate Assessment Screening for Development Management. Available online at opr.ie

APPENDIX B: SUBMISSIONS REPORT

Refurbishment and extension of the existing Newbridge Library, to create the new Kildare County Library, Archives and Cultural Centre

Part 8 Reference No. P82022.21

Prepared by SPPR, Kildare County Council

Individual Submissions				
	Submission Received From:	Date Received	Submission Text	Responses/Comments
1.	Christopher Fox	12/05/23	<p>Multi-purpose room Ground floor. The 'multi-purpose' room layout is not very clear? Are the seats fixed in place and tiered like in a lecture hall? What are they facing? Is there room for a speaker to stand up in front of them and is there a projector and screen that could be used?</p>	<p>The multi- purpose room is designed as a flexible space for events such as workshops, lectures, and performances for different size audiences. All furniture in this room will be moveable and stackable to allow for flexibility and ease of use. The room will have ICT and AV equipment installed to allow for showing film, presentations and hybrid meetings, microphones and speakers for audio. The detailed design of these elements will be addressed during the tender process by Design Team.</p>
			<p>Ambulant Cubicles Ground floor and 1st floor shows an inswinging door for the 'Ambulant Cubicle'. This should be an outswinging door. This however may cause a fire hazard as it will open out on the direct path to the stairs where people might be trying to escape a fire etc. There should also be a minimum clearance of 800mm from the edge of the toilet to the side walls of the cubicle. No dimensions but if you scale it, it doesn't look like that requirement is met.</p>	<p>The detailed design of these elements will be addressed during the tender process by Design Team.</p>

			<p>Remote Working Spaces 1st floor, remote working section is out in the open. Should be pods or small rooms for this on a booking basis so people can take/make calls or have small meetings with 2-4 people.</p>	<p>Comments are noted. The plans presented for furniture in the Part 8 drawings are indicative only. Further detailed design regarding functional spaces will take place in the next phase of the project before the construction tender.</p>
		<p>Quiet Pods Should be small standing pods with a shelf for laptop/notebook for people to be able to take phone/video calls. No need to book these, the fact they are standing should put people off abusing the time spent in them. We have both sitting and standing pods in my workplace for individuals or up to 4 people.</p>		
		<p>Community Meeting Room 1st floor. Can the 'Community Meeting room' be made bigger?</p>	<p>Comments noted and issue will be addressed during tender stage.</p>	
		<p>Pods? Ground floor and 1st floor, they have 2 no. 'Pods'. Not sure what these are, they look too small for anyone to fit into. They may not be to scale.</p>		
		<p>Window Blinds Will there be tinted glass and/or blinds on the windows where the desks are facing out? Glare from the sun would make users uncomfortable.</p>		
		<p>Librarian's office doors. Is there any need to have 3 doors into the librarian's office? Seems like a waste of money.</p>		
		<p>Training/Meeting Rooms Training/Meeting rooms. Will they also be open to the public on a booking basis and not just KCC staff. Desks are all facing the wall. These should be moveable desks/chairs at least to change the configuration depending on the type of meeting/training.</p>	<p>Comments are noted. The plans presented for furniture in the Part 8 drawings are indicative only. Further detailed design regarding functional spaces will take place in the next phase of the project before the construction tender.</p>	
		<p>Roof terrace Will the public have access to the roof terrace through the double doors? Will there be seating and tables out there?</p>	<p>Comment noted. The roof terrace is accessed through the Local Studies and Archives service. It will only be accessible to patrons accessing the services on that floor</p>	

				by appointment or for events hosted by the library service.
			<p>Phone boxes on the street General arrangement plan - Existing telephone box needs to be removed, along with all the other old telephone boxes in the county. They are not used, most are not working and are complete eyesores. I understand KCC are dealing with this separately but should be noted here for aesthetics also.</p>	The detailed design of these elements will be addressed during the tender process by Design Team.
			<p>Filter lane. Great idea to remove the filter lane from the Athgarvan Road to the main street.</p>	This comment is noted.
			<p>Flooding on Athgarvan Road in front of current library entrance. Road floods outside the current library entrance as it was not resurfaced correctly and the gully was not installed at the lowest point. This should be rectified during these construction works. [CASE: KCC-128149] Gully R416 Newbridge - CRM:00001000250568. Photo below.</p>	Comment noted: this issue will be addressed at detailed design stage prior to tender. Additional Gullies can be added as needed to resolve ponding issue.

2.	Richard Kelly	13/6/2023	<p>1. The Courtyard space at the rear of the site which is to be used as a car park but also can be used for events. As the Irish weather is unpredictable and as Covid-19 thought us about the importance of outside spaces, this area should contain retractable umbrellas like at Meeting House Square in Dublin or the Milk Market in Limerick. This would ensure that events would not be held hostage to weather or other naturally occurring events.</p>	This observation is noted: the issue will be considered by client during detailed design stage.
			<p>2. I support the open plaza idea at the corner site where Athgarvan Road meets Main Street. Removal of left hand turn on to Main Street is a good idea and I support this move. Is it possible to consider a sculpture or something at this area?</p>	Comment noted. This capital building project will include a Per Cent for Art project. Kildare County Council will engage a visual artist on a commission to mark this

				milestone development – the commission will be advertised and will be open to all artists who wish to submit. This location could be considered for the Per Cent for Art installation depending on the submissions received.
			3. The extensive use of SUDS on the site and in the public realm is a welcome development.	This comment is noted.
			4. Regarding the internal use of the building, its good to see the an open and airy layout being proposed. Is it possible that the building can allow for community use whether that is for community meetings, training or educational/ voluntary uses?	Comments noted. All meeting rooms will be available for library events and community-based groups depending on policy and availability.
			5. Finally, in terms of the building itself, the photomontages show high quality brick and materials being used. Can we ensure that the materials that will be actually be used be of the highest quality? This is extremely important as this building will be the first thing people see as they approach the town from the Dublin side crossing the bridge. It is imperative that visitors and residents of the town are greeted with a well designed and quality building that creates an element of civic pride.	The intention is that the project be delivered (subject to funding) in accordance with the Part 8 documents and particulars.
3.	Deaglán de Paor	20/06/2023	<p>General Comment</p> <p>I welcome the proposed refurbishment of the existing protected structure that is the County Library & the proposal to add a substantial extension to the existing Library / Riverbank buildings – thus creating a revitalised library function incorporating facilities for accessing (local) archives and an enhanced Cultural Centre adding to the already excellent Riverbank Arts Centre.</p> <p>It is also great to note that the protected structure that comprises of “old” library “Leabharlann an Chondae” – which prior to its recent significant deterioration in appearance was an attractive building located as it is in a very prominent location facing the bridge at the entrance to the town - is to be restored in a sympathetic manner as fits its building’s status & original design.</p>	These comments are noted.

		<p>Hopefully this Part 8 will be finished in compliance with the adopted plans – I refer particularly to the landscaping & public realm appearance aspects of the development, unlike the Part 8 for the Town Hall for which the landscaping facing the Main Street was never completed.</p>	
		<p>Archives Considerations</p> <p>I would define archives not solely as a collection of historical “documents” but also of physical artefacts providing information about a town, its history & critically its community.</p> <p>The provision of a publicly available archive or research facility in Droichead Nua is extremely welcome as is family tree research resources etc.</p> <p>It should be noted that there is no facility available in the town to facilitate a permanent display of “physical” archives – memorabilia which exists from our cultural, political, military or industrial past here in the town.</p> <p>Therefore given that the proposed new development will range from one to three storeys in height, would it be possible to position some “glass display cabinets” along some of the walls along corridors within the structure – some on each level – these could be used to display (relatively small – medium sized) artefacts of historical significance to the town.</p> <p>I personally have some small / medium sized artefacts associated with local industry and other folks would have material related to Irish Ropes, The Last Factory, The RIC Barracks and indeed Kildare County Council themselves would surely have physical items from the days of the Town Commission such as the Mayoral Chain of Office, minute books etc. which should be made readily available to view by those interested in our heritage.</p>	<p>Comments noted. The plans presented for furniture in the Part 8 drawings are indicative only. Further detailed design regarding functional spaces will take place in the next phase of the project before the construction tender.</p> <p>There is consideration being given to including display cabinets particularly on the Local Studies and Archives floor to display on a rotational basis items and ephemera from the Kildare Library Service’s collection.</p>
		<p>Heritage & Arts Trail Signage</p> <p>The “old” protected structure “Leabharlann an Chondae” is included on the towns Heritage & Arts Trail and as such has a blue plaque on the gate pillar outside the original entrance to the old building. Can you please</p>	<p>Comments noted. This will be addressed prior to start of construction during tender design by Design Team.</p>

		ensure that the Heritage & Arts Trail plaque positioned on the gate pillar is removed to safe storage before / during any works & most importantly returned to a suitable public facing location on completion of the works.	
		<p>Landscaping</p> <p>I generally welcome the proposed landscaping & public realm enhancement works associated with the development – it would appear that these external works will add to the appearance of the public realm & create a welcoming atmosphere in the immediate area.</p> <p>The "courtyard" would appear to be designed as a welcoming place with opportunities for sensory spaces, quiet recreational spaces & functional areas suitable to small gatherings to celebrate events in our library, arts centre or culture night etc.</p> <p>Has consideration been given to provision of overhead canopies or some method of shielding event participants from the vagaries of Ireland's weather.</p> <p>Where possible would you consider planting native trees / shrubs, perennial flower planting & preferably planted in the ground rather than the rusty planters which "adorn" the footpath streetscape outside the Riverbank Arts Centre.</p>	<p>Comments noted.</p> <p>Currently there is no provision for canopies or other forms of shelter in the courtyard.</p> <p>The Planting Plan will be developed in consultation with the KCC Biodiversity Officer, and will be considered at detailed design stage</p> <p>All proposed planting is to be in ground. – it is not proposed to use planters.</p>
		The Infrastructure Report.pdf appears to have made provision for a "welcome art sculpture". It is essential that this is provided for & a suitable design of & provision of a piece of sculpture – preferably commissioned from a locally based artist / sculptor – on the basis that the Per Cent for Art scheme should if my understand in correct require that up to 1% of the cost of this publicly funded infrastructural or building development can be allocated to the commissioning of a work of art.	Comments noted. This capital building project will include a Per Cent for Art project. Kildare County Council will engage a visual artist on a commission to mark this milestone development – the commission will be advertised and will be open to all artists who wish to submit.
		The obsolete Eircom Phone booths must be removed permanently as part of the development (or before if possible).	The existing telephone kiosk is to be relocated subject to agreement with relevant stakeholders.

		<p>It would appear from the Athgarvan Road CGI Image provided that the railings are being retained on the boundary wall of the “old” protected structure library building – one assumes that the existing railings are being replaced.</p>	<p>The railings and wall at the front of the former county library are part of the protected structure and therefore will be retained. Both wall and railings will be repaired and refurbished at construction stage.</p>
		<p>Continuation of Library Services</p> <p>While one welcomes the long awaited upgrade to publicly available facilities here in Droichead Nua - one concern is where the library services will be “housed” during the construction phase of this development, a library service will be required during this period of renewal and as such one hopes that a suitable “temporary” home will be found for the library service.</p>	<p>Comments noted. The Library Service will endeavour to find a suitable location in Newbridge to ensure the continuation of services throughout the construction project.</p>
		<p>Wildlife – Specifically Bats</p> <p>I have some concern in relation to the amount of light which will be emitted from the building & additional public lighting provided as part of the public realm improvement actions in the proposed development.</p> <p>While I can accept the conclusion (specifically relating to the buildings) in your “Bat Suitability Assessment” which summarises that “The buildings and remainder of the Site are considered to have negligible suitability for roosting, foraging or commuting bats. This is due primarily to the levels of artificial lighting surrounding the Site”.</p> <p>The Part 8 has not really considered the bats “working” along the River Liffey other than the rather cursory comment “The River Liffey is located approximately 40 m to the east of the Site. The river flows north past the Site, and then flows north-east towards Dublin city.”</p> <p>There are a number of bat species “working” the Liffey every evening / night.</p>	<p>Comment noted. This issue will be taken into consideration at the detailed design stage.</p>

			<p>Have more suitable lux intensity for public lighting in the area been considered while maintaining sufficient lighting to ensure public safety of passers-by.</p>	
			<p>Roof Terrace A roof terrace is shown in the plans which includes a “Balustraded planting zone recessed from parapet” is it proposed that this roof terrace will be accessible to the public & what if any facilities are proposed for this area?</p> <p>Perennial plants preferred.</p>	<p>Comments noted. The roof terrace is accessed through the Local Studies and Archives service. It will only be accessible to patrons accessing the services on that floor by appointment or for events hosted by the library service.</p> <p>Note that the planting plan will be developed in consultation with the KCC Biodiversity Officer</p>
			<p>Communications Masts & Cables Will what appears to be a communications mast currently situated on the roof of the protected structure be removed as part of this Part 8 development?</p> <p>Can one assume that the cable(s) which runs from the protected structure “old” library building across the Athgarvan Road & is secured to a tree in the Liffey Linear Park will be removed as part of this development – while I am unsure of the reason for its existence, I suspect it was once used to hang “Christmas” lighting when that type of signage was permitted in the 1970’s. or 1980’s.</p> <p>When removing the cable from the tree may I suggest obtaining advice from KCC Parks Section on how best to protect the tree.</p> <p>Both cables & communications platform are clearly visible on your “Preliminary Damp and Timber Decay Report.pdf” document Page 35/72.</p>	<p>This will be addressed at the detail design stage by the Design Team, and prior to construction the Project Team will liaise with KCC Parks before the removal of any cables that might affect planting and trees.</p> <p>Retention or removal of all cables and communication equipment on the former county library will be addressed at the detailed design stage.</p>

			<p>Traffic & Pedestrians</p> <p>This new development & the regeneration of the Library, Archive & Cultural hub will no doubt attract further visitors & given its proximity to many schools the new “spacious” facility will be more attractive to groups of students as well as individual visits.</p> <p>The proposed raised pedestrian crossing is welcomed & one should be considered for the crossing between the proposed Library “plaza” area where the “left turn vehicular channel” will be removed & The Bridge (Park Entrance) also.</p> <p>Both need to be traffic light controlled to facilitate pedestrian safety.</p>	Changes to the traffic control on Athgarvan Road and Main Street are outside the scope of this project.
			<p>Timescale</p> <p>I am unsure whether there is a timescale for the development or whether a budget has or will be formally adopted (assuming the Part 8 process is approved / amended & approved).</p> <p>I would hope that this development would be completed in full within the earliest possible timescale & not put on the proverbial “long finger” or stretched out into the long-term as a project which “would be nice to have ... but” future project.</p> <p>I wish the Council & the Library Service well with their plans & look forward to its completion within the next couple of years.</p>	The programme of works for the project is to be developed by the Design Team before tender design stage commences subject to confirmation of funding.
4.	Tev Tate	20/06/2023	<p>Larger Library Needed</p> <p>My family moved to Athgarvan in 2014 and the library in Newbridge was one of our most frequently visited sites around. Both of our kids love to read and we stop in at least every couple of months.</p> <p>Newbridge is such a large town that it really needs a larger library. What they do with the space now (computers, 3-D printer, DVDs) is great, but it would be much better if there was more space for even more books, multi-media and services the community can use.</p> <p>We would love to see a new, larger library in Newbridge, and the computer renderings look great.</p>	Comments noted.

5.	Ronan Maher	20/06/2023	<p>General Response</p> <p>Overall, the proposed refurbishment of the County Library and extension of structures is to be greatly welcomed. A project of this nature has been long over due and will provide a great boost to Newbridge and greatly augment the Cultural Quarter. In addition, the proposed public realm and landscaping changes will provide a great aesthetic improvement to structures in a very prominent position in the town.</p>	Comments noted.
			<p>Public Realm and Landscaping</p> <p>The Public Realm and Landscaping improvements are to be greatly welcomed; it will open up a very prominent space for greater use by the public. However greater canopy should be provided with native trees being used. In addition, the desolate Eircom Phone Boxes should be removed from the street.</p>	<p>Comments noted.</p> <p>Planting plan will be developed in consultation with the KCC Biodiversity Officer.</p> <p>The existing telephone kiosk is to be relocated subject to agreement with relevant stakeholders.</p>
			<p>Bicycle Parking and Charging</p> <p>The provision of bicycle parking spaces is to be greatly welcomed in the encouragement of active travel. However more should be provided and these spaces should be covered to protect from the elements. Stands for those using cargo bikes should also be provided as well as the provision of charging facilities for e-bikes</p>	Comments noted - this issue is to be reviewed during the detailed design stage.
			<p>Cycle track redesign</p> <p>With substantive positive work being done to the Athgarvan road, the cycle track should be upgraded to a protected cycle lane and not left in its current form as a cycling gutter. This will provide a much greater degree of safety for those cycling. In addition, this cycle lane should connect fully with the cycle lane on Main Street.</p>	Changes to the cycle facilities on the Athgarvan Road are outside the scope of this project.

			<p>Building Usage</p> <p>It is unclear to what extent the facilities in the library will be open to the public and community groups. It would be helpful to have a clear statement as to how open the facilities will truly be.</p> <p>One specific example is the roof terrace. It is unclear if the roof terrace will be open to the public and if so, what facilities will be present.</p>	<p>Comments noted.</p> <p>All meeting rooms will be available for library events and community based groups depending on policy and availability</p> <p>The roof terrace is accessed through the Local Studies and Archives service. It will only be accessible to patrons accessing the services on that floor by appointment or for events hosted by the library service.</p>
6.	Siobhan Parker	20/06/2023	<p>Multi Media Studio / Home for Newbridge Industrial Heritage Archives</p> <p>I think the plans and elevations look very well and sensitive in relation to reference buildings in Newbridge, scale etc.</p> <p>An iconic building for Newbridge that preserves and integrates the old library building is very exciting and welcome.</p> <p>I'm interested that the former Barracks Officer's Mess on the Bord na Mona campus is not referenced but I could be mistaken.</p> <p>I'd also like to refer to the use of stone from the Great Connell Priory monastic site to build parts of the Barracks. The priory is a vital element in the history of the Barracks and the development of the town. For example, I spotted what looks like a small medieval lintel in the boundary wall near the Bord na Mona rere entrance recently.</p>	<p>Observations noted.</p>
			<p>My comments relate less to the new Library and Cultural Centre building than to the resources in it and future planning, if any, for housing archival material from Newbridge's rich industrial heritage.</p>	<p>Comments noted. Further consideration will be given to the services that will be provided by the new Local Studies, Genealogy and Archives at a later stage in the project. Priority will be given to provide safe and</p>

			<p>As a member of a community radio group with an interest in media facilities and potentially recording oral history in the future, I am interested to know if there will be any provision for these in the new complex. A natural home might be the Local Studies section?</p>	<p>accessible storage for the current collection at the design stage.</p> <p>Service development and the potential to expand the collection to include audio collections will be considered as part of the design.</p>
			<p>I'm also interested in the future of archives related to the industrial heritage of Newbridge. I feel there is huge potential here to create a unique collection that would reflect the role of Newbridge in industrial development in Ireland. I'm unaware of any similar archive in the country and where, for example, the Bord na Mona archives are currently housed and might be housed in the future. I feel strongly that there is room for visionary thinking here and perhaps the new building could be part of a wider vision. Is the Cultural Centre related to Arts and Music only, or would we think more widely in terms of what culture could include?</p> <p>I appreciate that these issues may not be addressed at this stage of the planning process but I'd welcome any information or strategic documentation that can be shared.</p> <p>Many thanks.</p>	<p>Further consideration will be given to the Cultural services to be provided at a later stage in the project.</p> <p>The Riverbank Arts centre will continue to be the Kildare County venue for Arts and Theatre. while the proposed Library will provide space for additional cultural events</p> <p>Kildare Library Service have had early discussions regarding a possible donation of archive material from Bord na Móna to the Local Studies and Archives collection. However, a decision has yet to be finalised.</p>
7.	Paul Dunny	20/06/2023	<p>General Observations</p> <p>This would be a very welcome & much needed development for Newbridge. I'm delighted that the old library building is being retained. It is a nice structure that looks neglected at the moment. I think the existing low wall should be removed, to make the old library more visible for people approaching that area.</p>	<p>Comments are noted.</p>

			The addition of car parking to the rear is welcomed too as the library is not within walking distance for a lot of the population. I don't see provision for parking for staff and hope this is accommodated elsewhere.	The carparking to the rear of the Library is not for public use. It is provided for artists, performers, occasional Library staff use and deliveries.
			I love the addition of table tennis tables which could provide a welcome break for those studying or researching. Other useful additions would be:	SOG general comment
			<ul style="list-style-type: none"> • Computer games room with consoles and screens would be a welcome addition for students. Other useful additions 	Comments are noted. The functional use of the spaces will be agreed at a later date. It is proposed at this stage to provide a maker space, advanced technology and some additional opening hours.
			<ul style="list-style-type: none"> • Maker Spaces: Creative spaces equipped with tools, equipment, and materials for activities like 3D printing, coding, robotics, and other hands-on learning experiences. 	
			<ul style="list-style-type: none"> • Technology infrastructure - Excellent Wi-Fi connectivity throughout the library with computer workstations, printers, scanners. 	
			<ul style="list-style-type: none"> • Longer opening hours versus what is currently in place for Newbridge would be beneficial and help ensure more people can enjoy this service. 	
			Solar PV panels - As this is a new public building I think the roof should accommodate a significant array of solar PV panels.	Photovoltaic panels are to be provided at roof level. . Please see KCL-MET-ZZ-RF-DR-A-101006-Proposed Roof Plan. Please also refer to the Energy and Sustainability Report section 4.4 Photovoltaic Array
			<ul style="list-style-type: none"> • Zebra crossing into Linear Park, so people may take a book and read along the river. <p>Overall this will be a great addition for Newbridge. I hope the development can start as soon as possible, and leads to more badly needed investment in the public realm in Newbridge.</p>	Comments noted.

8.	Newbridge Access Group	21/06/2023	<p>Disability Inclusion</p> <p>Newbridge Disability Access Group advocating for Inclusion - “Inclusion is the full and active participation of disabled people and families in ordinary places, the right of people to participate in settings of their choice alongside their non-disabled peers. Inclusion is also about the presence, participation and achievement of people who experience disability.</p> <p>On behalf of Newbridge Disability Access Group we would like to commend the Council and the designers on the aesthetically pleasing proposed Library, Archives and Cultural Centre. We hope it will indeed be a ‘Library for all’ irrespective of whether they are members of the public who experience disability or staff members! This plan gives some indication of how accessible the building is for mobility impaired disabled people. However, it is difficult to see how disabled people with sight or hearing loss, intellectual disability, sensory/ emotional issues or poor hand function will be accommodated. Therefore, we look forward to working with the designers, public realm, and our County Access Officer at the detailed design stage vis a vis signage, loop system, colour contrast, technology etc.</p>	<p>We welcome the opportunity to work with the Newbridge Access Group and County access Officer at detailed design stage.</p> <p>The comments are noted and will be addressed during detail design stage for the project.</p>
			<p>Some general comments-</p> <p>We particularly welcome the Changing Places facility, modern accessible WC’s and Ambulant Disabled Toilets. We are also hopeful that a building of this scale will be better able to house (among other things) a Library Cubbie or sensory pod which delivers sensory programmes specific to the needs of disabled people with autism, ADHD, anxiety and other sensory processing disorders.</p>	

			<p>We would appreciate if consideration can be made to include Automatic entry doors. Benefits of automatic doors that assist disabled access include no physical effort to open a door or to 'find' door handles if you have sight loss. They are also more user friendly for others e.g. parents with buggies, delivery and maintenance personnel.</p>	<p>The comments are noted and will be addressed during detail design stage for the project.</p>
			<p>We welcome the public realm enhancement works but feel that it is very important to consider how these can be accessed by a variety of disabled people. There appears to be ample seating with a 'modern feel' but it is vitally important that there is a choice of seating to include seating with back support AND armrests, seating with back support only, seating for little people and space beside seating where a wheelchair user can sit alongside friends or someone can park their rollator. In addition, it is vitally important that pavement surfaces are not slippery when wet and that there is good colour contrast and quality tactile paving. We note that the Riverbank steps and railing are being retained and feel it is vitally important to include signage there which indicates the presence of an accessible ramp at the other entrance.</p>	
			<p>The Landscaping arrangement and details look impressive, and we welcome the use of low walls and seating to define the area and to make it safer for blind and visually impaired people to navigate. We look forward to liaising with our Access Officer when the landscaping plan is being implemented so that we can give feedback which may help to ensure that the area is easy to navigate and enjoy.</p> <p>We look forward to seeing and enjoying the finished building and wish well to all on this ambitious proposal.</p>	<p>We welcome the opportunity to work with the Newbridge Access Group and County access Officer at detailed design stage.</p> <p>The comments are noted and will be addressed during detail design stage for the project.</p>
9.	Senator Fiona O'Loughlin	21/06/2023	<p>I wish to make a formal submission in support of the long-awaited proposed redevelopment of the county library, which was one of the first established in Ireland. There is no doubt that great work goes on within its walls, but it presently is a very difficult workspace for our librarians, archivists, and officials, let alone the public. I have long advocated for its refurbishment to link in with the plans for Riverbank, and of course a</p>	<p>Comments are noted.</p>

		<p>refurbishment of Newbridge branch library is also vital for our cultural quarter.</p> <p>The population in the town of Newbridge has exploded in recent years, with population of Kildare rising by 11.4% according to the most recent CSO data. In the constituency of Kildare South our population has risen to 125,979 from 114,810 in 2016. Newbridge is a town that bursting at the seams, and we need our civic and community infrastructure to keep pace.</p> <p>The existing building is an important landmark building in a key location. I like the contemporary design which heralds Newbridge as a modern, innovative town whilst respecting heritage and tradition.</p>	
		<p>The recent covid pandemic taught us the importance of outside space. I support the idea of the Courtyard space being used for outdoor events- can there be thought put into retractable coverings?</p>	<p>Currently there is no provision for canopies or other forms of shelter in the courtyard.</p>
		<p>Having also newly appreciated the importance of public realm during this time, I also like the idea of the open plaza at the Athgarvan road/Main Street Junction with landscaping etc</p> <p>I also support the provision of a new cycle lane. 131 extra car park spaces, 2 disabled spaces and bicycle parking.</p>	<p>There are to be 13 parking spaces not 131. The carparking to the rear of the Library is not for public use. It is provided for artists, performers, occasional Library staff use and deliveries.</p>
		<p>In the event of the part 8 being passed, time will be of the essence in terms of delivery, and I would hope will be delivered in conjunction with the redesigned Riverbank which has been unduly delayed. I would also hope that improved physical access etc would lend to more flexible opening hours to facilitate our growing population and demands. I look forward to seeing this project progress and wish the best in terms of its delivery.</p>	<p>These comments are noted.</p> <p>The programme of works for the project is to be developed by the Design Team before tender design stage commences subject to confirmation of funding.</p>

10.	Thomas James Kinlough	21/06/2023	<p>Accessibility</p> <p>The design of the building looks great and definitely is worthy of being the County library.</p> <p>I am worried about accessibility for people who do not own a car or choose not to drive to this building. The combined populations of Newbridge and Naas are well over 50,000 residents yet we don't have public transport between the two which both share important public services like this county library.</p> <p>Route 126 is a commuter bus to Dublin and is not suitable to the needs of local travel within Co. Kildare. KCC need to liaise with the NTA in order to create local bus routes between Naas and Newbridge in order to get the most from projects like this. Countless other places such as Drogheda, Navan, Maynooth, Celbridge, Balbriggan and Greystones have local bus services which allow their populations to travel in such a manner in the absence of a car. Why not Newbridge or Naas?</p>	<p>Comments are noted. The provision of a bus service is outside the scope of the project however please note the provision of a bus stop outside the front entrance of the proposed library is to cater for local and regional services.</p>
11.	Integrated Transport Submission from Campaign for a Fair Fare - Extend the Short Hop Zone - A group representing 1000 households in Newbridge	21/06/2023	<p>Active Travel Infrastructure</p> <ul style="list-style-type: none"> - While cycle parking is provided for in the plans there is no provision for parking of cargo bikes or larger adapted bicycles within close proximity of the library entrance. These larger and adapted bicycles can be carrying small children or people with accessibility issues and adequate active travel parking should be considered. - Provision for cycle parking for Ebikes & EScooters with charge points should be provided within the plans also. - 	<p>Comment noted. This issue will be taken into consideration at the detailed design stage.</p> <p>This issue will be taken into consideration at the detailed design stage: Charge points will be provided in line with Kildare County Council Pay Parking policy & byelaws. The current policy of Kildare County Council for EV charging points is that they will only be provided off-street and/or in car parks.</p>

			<p>As this is a county library people may be travelling long distances to access the archives - consideration for the inclusion of a bicycle maintenance unit would be welcomed also - (with attached allen keys etc)</p> <p>- The cycle lanes on the Athgarvan road as they stand are unsafe and do not link to the existing temporary lanes in the town. The importance of having integrated cycling infrastructure in place ahead of the launch of this building should be emphasised and if possible made a condition of planning.</p> <p>- While there is plenty of parking in the town 'perch' seating along the front landscaping would be welcomed by those with accessibility issues that may need a short rest en-route to the library from their cars, bus or train. Specifically the opportunity to sit or rest on a higher chair as opposed to sitting on a low bench. I note for an elderly person or a person who needs rest public transport links are up to 1.2 km away.</p>	<p>Comment noted. This issue will be taken into consideration at the detailed design stage</p> <p>Note that changes to the cycle facilities on the Athgarvan Road are outside the scope of this project.</p> <p>Comment noted. This issue will be taken into consideration at the detailed design stage</p>
			<p>Integrated travel infrastructure & prioritization in the roll out of the new fares strategy</p> <p>- The integration of active travel infrastructure, town busses, local links and national transport infrastructure as part of the new fares strategy should be noted under potential infrastructure improvements.</p> <p>- The provision of adequate active travel infrastructure, town busses, local links for Newbridge, Kildare Town, Kilcullen and surrounding areas to maximise opportunities for residents to use public transport in particular to access the county library.</p> <p>- That travel within Kildare and to Kildare Town and Newbridge as destinations are considered in this planning and roll out as currently</p>	<p>Note that the changes to the general travel infrastructure is outside the scope of this project.</p>

			<p>adequate provision of access to public transport for visitors is not in place - for the county library where archives are held transport links and infrastructure should be improved and clear to visitors.</p> <p>That the frequency of trains outside of core commuting hours is considered and these are increased to meet the demand for access to public transport into Dublin and within Kildare for library events that happen in the evenings.</p> <p>That the number of carriages and specific carriages for the transport of bicycles, E-Bikes and Scooters is considered on all trains that service Newbridge this will link with the potential provision for e-bike & scooter parking at the library</p>	
12.	Shona Killeen	21/06/2023	As a local resident, I wish to offer my support for the above named proposal. This development as an amenity will be most valuable and beneficial for the future of our community.	Comments noted.
13.	Newbridge Community Development	21/06/2023	<p>General Observations</p> <p>Newbridge Community Development welcomes the long-awaited proposed upgrade to and development of the County Library & Archives here in Newbridge. This has been a long time coming and it represents a significant investment in the community facilities and public amenities in the town which are much needed given the growth over the last number of decades.</p>	Comments noted.
			There is also a need for space for the display of community memorabilia and other relevant artefacts of value to the towns heritage. Can space be allocated for this purpose within the Library or indeed Archive building?	There is consideration being given to the inclusion of display cabinets particularly on the Local Studies and Archives floor to display, on a rotational basis, items and

				ephemera from the Kildare Library Service's collection.
			There is huge pressure on space in the town of Newbridge, particularly flexibly and cost effective access to gathering space for community groups. We would welcome clear commitments to making as much of the space in this new facility available for community use and any efforts which can be made to extend that space within the confines of the site. We would welcome extended opening hours of the Library to ensure this access is maximised.	All meeting rooms will be available for library events and community-based groups depending on policy and availability.
			The use of the outdoor courtyard space is positive and measures should be taken to ensure that can be used all year round, except in the most extreme of weather conditions.	Comments noted. Consideration has been given to the design of the external spaces, and these will be available for library events and community-based groups depending on policy and availability.
			We would refer to and support the input of the Newbridge Access Group in relation to ensuring best practice is followed in relation to achieving universal accessibility in both the construction and fit-out of the building. Please do engage fully with the group and their experts as the project progresses, in the interest of the whole community.	We welcome the opportunity to work with the Newbridge Access Group and County access Officer at detailed design stage. The comments are noted and will be addressed during detail design stage for the project
			The exterior landscaping and upgrades to public realm, especially the extension and upgrade of the public space at the former slip-road at the junction, are positive and very welcome. An art piece at this location would be very appropriate. We would advocate for plenty of public seating and appropriate planting of both trees and perennials in the area. We welcome the use of green rooves and SUDs in the plans. We assume that the inclusion of the existing derelict eir phone booth at the wall of the County Archive is an oversight and that plans are in fact to finally remove this redundant structure from the streetscape.	Comments noted. This capital building project will include a Per Cent for Art project. Kildare County Council will engage a visual artist on a commission to mark this milestone development – the commission will be advertised and will be open to all artists who wish to submit. The existing telephone kiosk is to be relocated subject to agreement with relevant stakeholders.

			<p>We welcome and support all attempts to ensure that there is support for active travel to and from this new facility. We refer you to the Extend the SHZ campaign for more detailed input in this regard. We support provision for pedestrians, cyclists (including cargo-bikes) and other means of active transport. We would welcome enhanced regional transport links to facilitate and prioritise sustainable access to the facility for those travelling from other parts of the county and further afield.</p>	Noted.
			<p>Provision should be made for the placement of a public access AED on the new building . This is a key junction in the town with significant footfall at all times of the day and the availability of the public access AED in close proximity can be the difference between life and death in a cardiac emergency. The maintenance of public access AEDs around the town is supported by Newbridge Community First Responders and the County Library is the ideal location for this life-saving device.</p>	To be considered in detailed design. Note that it is standard policy to provide an AED in a public library.
			<p>Finally, we sincerely hope that the momentum of this Part 8 process is maintained and we continue to see clear signs of progress for this project once it comes to a conclusion. We expect to see monies allocated in the upcoming budgets and other news of central government funds being allocated without delay to ensure that this much-needed facility is delivered sooner rather than later. Can timelines for the project be prepared and shared publicly on a regular basis so we can continue to accompany progress?</p>	The programme of works for the project, including a timescale, is to be developed by the Design Team before tender design stage commences, subject to confirmation of funding.
14.	Cllr Chris Pender	21/06/2023	<p>Introduction I, am writing to provide a comprehensive submission on the development of the Library, Archives, and Cultural Centre in Newbridge. As a Local Representative, I am committed to promoting inclusive communities that prioritise sustainability, accessibility, and community engagement. With</p>	Noted.

		<p>this in mind, I respectfully request your thorough consideration of the following suggestions across various aspects of the development.</p>	
		<p>Sustainable Design and Accessible Infrastructure:</p> <p>a) Public Realm and Landscaping: One of the key aspects of the proposed project is the Public Realm and Landscaping improvements. I urge the inclusion of a substantial canopy with the use of native trees, as this will provide shade, enhance biodiversity, and create a pleasant environment for the public. Additionally, I strongly recommend the removal of the desolate Eircom Phone Boxes from the street to enhance the aesthetics and accessibility of the area.</p> <p>b) Bicycle Parking and Charging: The provision of bicycle parking spaces is a commendable step towards promoting active travel. However, I propose an increase in the number of bicycle parking spaces, ensuring they are covered to protect bikes from adverse weather conditions. It is also crucial to consider the needs of cargo bike users by providing designated stands. Furthermore, the inclusion of charging facilities for e-bikes will encourage sustainable transportation options and cater to the evolving needs of the community.</p> <p>c) Cycle Track Redesign: While appreciating the positive work being done on the Athgarvan Road, I strongly advocate for the upgrade of the cycle track to a protected cycle lane. This transformation will enhance the safety of cyclists, ensuring they are separate from vehicular traffic. Moreover, it is imperative to establish a seamless connection between the proposed cycle lane on Athgarvan Road and the existing cycle lane on Main Street, creating a comprehensive and interconnected cycling network.</p>	<p>Comment noted. This will be addressed at the detail design stage by the Design Team, and prior to tender the Project Team will liaise with KCC Parks to finalise the specification of all planting and trees. The existing telephone kiosk is to be relocated subject to agreement with relevant stakeholders.</p> <p>There will be 20 publicly accessible bicycle parking stands, provided in accordance with the KCC 2017-23 development plan and with reference to the National Cycle Manual. There will also be 8 bicycle parking stands in the rear of the proposed building for use by staff.</p> <p>Covered bicycle stands and spaces for larger bikes will be considered at the detailed design stage.</p> <p>The current policy of Kildare County Council for EV charging points is that they will only be provided off-street and/or in car parks.</p> <p>Note that changes to the cycle facilities on the Athgarvan Road are outside the scope of this project</p>

		<p>Building Usage and Facilities: It is of utmost importance to clarify the extent to which the library facilities will be open to the public and community groups. A clear statement on the accessibility and availability of these facilities, including the roof terrace, is essential. I urge the project stakeholders to provide detailed information on the public access and the range of amenities that will be present on the roof terrace. This transparency will foster community engagement and ensure that all individuals can benefit from these facilities.</p>	<p>Comments noted. All meeting rooms will be available for library events and community-based groups depending on policy and availability. The roof terrace is accessed through the Local Studies and Archives service. It will only be accessible to patrons accessing the services on that floor by appointment or for events hosted by the library service.</p>
		<p>Heritage Considerations As part of our commitment to preserving and celebrating our town's heritage, I welcome the proposed refurbishment of the existing protected structure, which is the County Library. The addition of a substantial extension to the existing Library/Riverbank buildings presents an opportunity to revitalize the library function while incorporating facilities for accessing local archives and enhancing the Cultural Centre. Furthermore, I emphasize the importance of restoring the "old" library, Leabharlann an Chondaie, in a sympathetic manner, reflecting its historical significance and original design.</p> <p>To further showcase our town's rich history and culture, I propose the integration of physical artifacts and memorabilia within the development. These artifacts provide valuable insights into our community's cultural, political, military, and industrial past. To this end, I recommend the installation of glass display cabinets along the corridors within the structure, ensuring that these historically significant artifacts are easily accessible and visible to all visitors. Local industry-related artifacts, including those from Irish Ropes, The Last Factory, and the RIC Barracks, should be prominently displayed. Additionally, I encourage Kildare County Council to contribute any physical items from the days of the Town Commission, such as the Mayoral Chain of Office and minute books, to showcase the town's rich civic heritage.</p>	<p>Comments are noted.</p> <p>Consideration will be given to the inclusion of display cabinets particularly on the Local Studies and Archives floor to display on a rotational basis items and ephemera from the Kildare Library Service's collection.</p>

		<p>Sustainable Lighting and Wildlife Conservation</p> <p>I commend the efforts made to incorporate sustainable lighting design within the proposed development. However, it is essential to prioritize wildlife conservation and minimize light pollution. I strongly recommend utilizing fixtures with appropriate lux intensity and downward light projection to ensure public safety while reducing the impact on nocturnal wildlife species. Furthermore, the removal of obsolete communication masts and cables will create an ecologically sensitive and visually unobtrusive environment, enhancing the overall aesthetics and sustainability of the site.</p>	<p>Comment noted. This issue will be taken into consideration at the detailed design stage.</p> <p>Prior to construction the Project Team will liaise with KCC Parks before the removal of any cables that might affect planting and trees. This will be addressed at the detail design stage by the Design Team.</p>
		<p>Inclusive Traffic and Pedestrian Management</p> <p>Considering the anticipated increase in visitor numbers to the proposed development, prioritizing pedestrian safety and effective traffic management becomes paramount. It is crucial to create a well-designed and accessible environment that ensures the safety and convenience of all road users, including pedestrians, cyclists, and individuals with disabilities.</p> <p>To address this, I strongly recommend the implementation of raised pedestrian crossings and traffic light controls at key locations within the development. Specifically, attention should be given to two important areas: the Library "plaza" area and The Bridge (Park Entrance). These locations serve as major pedestrian hubs and require careful consideration to enhance safety and facilitate ease of movement.</p> <p>By incorporating raised pedestrian crossings at these key areas, we can provide a designated space for pedestrians to safely traverse the road while increasing visibility to motorists. Raised crossings not only create a physical barrier that encourages drivers to slow down but also alert them to the presence of pedestrians, reducing the risk of accidents.</p>	<p>Raised crossings can be considered as part of the detailed design stage of the project, however, these will be dependent on drainage, skid resistance and other engineering constraints.</p>

		<p>Furthermore, I would like to address the loading bay concern. It is worth questioning the necessity of a loading bay on this side of the road when there already exists one on the road opposite. By reevaluating the loading bay placement, we can potentially free up space and enhance pedestrian safety. I suggest collaborating with relevant stakeholders to explore alternatives, such as relocating the loading bay to a less congested area that minimizes disruption to pedestrian pathways and traffic flow.</p>	<p>The loading bay design will be considered further during the detail design stage.</p>
		<p>Creating Inclusive Remote Working Areas</p> <p>I would also like to express my strong support for the incorporation of inclusive remote working areas within the proposed development. As we embrace the changing dynamics of work and witness the growing popularity of remote work arrangements, it is crucial that we prioritise the provision of suitable spaces that cater to the needs of individuals working outside traditional office environments.</p> <p>Remote working offers numerous benefits, including increased flexibility, improved work-life balance, and reduced commuting time. However, to fully harness these advantages, it is essential to create an environment that fosters productivity, collaboration, and inclusivity. With this in mind, I would like to propose the following considerations for incorporating inclusive remote working areas in the development plans.</p> <ol style="list-style-type: none"> 1. Design and Accessibility: The remote working areas should be designed with inclusivity in mind, ensuring that individuals with disabilities can comfortably access and utilize these spaces. This includes providing barrier-free access, ergonomic furniture, and appropriate lighting to accommodate a diverse range of needs. 2. Flexible Workstations: Incorporating flexible workstations within the remote working areas will allow individuals to adapt the space to their preferred work style and needs. Providing a mix of standing desks, adjustable chairs, and various workspace configurations will promote productivity and cater to different working preferences. 	<p>Client and design team will consider all issues during detailed design stage</p> <p>Kildare County Council are committed to work on these issues with the County Access Officer and other stakeholders at detailed design stage. The comments are noted and will be addressed prior to the tender for the project.</p>

			<ol style="list-style-type: none"> 3. Technology Infrastructure: Equipping the remote working areas with reliable and high-speed internet connectivity, power outlets, and charging stations for electronic devices is essential. Robust Wi-Fi coverage and sufficient network bandwidth will enable seamless remote collaboration and communication. 4. Collaboration Spaces: In addition to individual workstations, it is important to allocate areas for collaborative work and meetings within the remote working spaces. This can include designated meeting rooms, brainstorming areas, or informal breakout spaces that encourage interaction and collaboration among remote workers. 5. Privacy and Acoustics: Recognizing the need for privacy in remote work settings, it is essential to incorporate measures that ensure confidentiality and minimize distractions. Soundproofing materials, acoustic panels, and private meeting pods can contribute to a conducive work environment and support focused work. 	<p>The plans and layouts presented in the Part 8 drawings are indicative only. Further detailed design regarding functional spaces will take place in the next phase of the project before the construction tender. All furniture in meeting spaces and multifunctional rooms will be moveable and flexible depending on the event taking place.</p>
			<p>open plaza at the corner site where Athgarvan Road</p> <p>I fully support the idea of creating an open plaza at the corner site where Athgarvan Road meets Main Street. This initiative will enhance the overall aesthetics and functionality of the area, creating a welcoming and vibrant space for residents and visitors alike. The removal of the left-hand turn onto Main Street is a positive step towards improving traffic flow and pedestrian safety in the vicinity.</p> <p>Furthermore, I would like to suggest considering the installation of a sculpture or artistic element in this area as part of any possible one per cent for arts program or other program. Adding a visually striking and thought-provoking piece of artwork can serve as a focal point, adding cultural value and enhancing the sense of place. It would provide an opportunity for local artists to showcase their talent and contribute to the cultural fabric of the town. Let us embrace creativity and celebrate the intersection of art and urban design in this public space.</p>	<p>Comments noted.</p> <p>Comments noted. This capital building project will include a Per Cent for Art project. Kildare County Council will engage a visual artist on a commission to mark this milestone development – the commission will be advertised and will be open to all artists who wish to submit.</p>

		<p>Embracing Sustainable Urban Drainage Systems (SUDS) for the Site and Public Realm</p> <p>I would also like to express my support for the extensive use of Sustainable Urban Drainage Systems (SUDS) within the proposed development and public realm. The incorporation of SUDS is a welcome and forward-thinking approach that not only addresses stormwater management but also enhances the overall sustainability and resilience of the site.</p> <p>SUDS are innovative techniques designed to manage and treat rainwater runoff in a sustainable manner. By emulating natural processes, such as infiltration, evaporation, and filtration, SUDS help reduce the impact of urban development on local water systems and minimize the risk of flooding. The inclusion of SUDS within the proposed development offers several significant benefits, which I would like to emphasize.</p> <ol style="list-style-type: none">1. Flood Risk Reduction: As our climate becomes increasingly unpredictable, it is crucial to implement measures that mitigate the risk of flooding. By incorporating SUDS, we can effectively manage stormwater runoff, reducing the strain on existing drainage systems and minimizing the potential for flooding events. This proactive approach to flood risk reduction will enhance the safety and well-being of both residents and the broader community.2. Water Quality Improvement: SUDS employ natural filtration processes, allowing rainwater to be treated before entering local water bodies. This helps to remove pollutants and sediments, improving the quality of water discharged into rivers, lakes, and groundwater reserves. By implementing SUDS throughout the site and public realm, we demonstrate our commitment to preserving and enhancing our local water resources.3. Biodiversity Enhancement: SUDS provide opportunities to create green spaces that support biodiversity and ecological connectivity. Incorporating elements such as rain gardens, swales, and sustainable landscaping features within the	<p>Comments are noted.</p>
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			<p>development can create habitats for wildlife, promote biodiversity, and enhance the overall aesthetic appeal of the area. These green spaces will contribute to a healthier and more vibrant natural environment within our community.</p> <p>4. Climate Resilience: Climate change presents significant challenges, including more frequent and intense rainfall events. By embracing SUDS, we can enhance the resilience of our community to climate impacts. SUDS help to attenuate and manage stormwater, reducing the strain on drainage infrastructure and minimizing the risk of flash flooding. This climate-resilient approach will ensure the long-term sustainability and functionality of the development.</p> <p>5. Educational and Recreational Opportunities: SUDS can also be designed to provide educational and recreational benefits. Incorporating features such as interpretive signage, green spaces, and pedestrian-friendly pathways within SUDS elements can create engaging and informative spaces for residents and visitors alike. These areas can serve as educational resources, promoting awareness of sustainable water management practices and fostering a sense of community pride.</p> <p>In conclusion, I wholeheartedly support the extensive use of SUDS within the proposed development and public realm. By embracing sustainable stormwater management techniques, we demonstrate our commitment to environmental stewardship, resilience, and the well-being of our community.</p>	
15.	Newbridge Tidy Towns Association	21/06/2023	<p>General comments on the proposal</p> <p>We generally welcome the proposed redevelopment of the County Library and Archives in Newbridge and believe that this is an important investment in the town and its services.</p>	

		<p>Our specific observations are as follows: Landscape plan - we welcome all initiatives which add on street trees, planting, green space and nature-based solutions such as SUDs. We advocate for native, pollinator friendly planting where appropriate and that ongoing maintenance needs are considered in the long term management of the facility. We welcome the use of green rooves in the design.</p> <p>We welcome a focus on sustainable transport and the provision of facilities to support active travel modes. We would like to see more effort to prioritise pedestrians at the nearby controlled crossings at Main St and Athgarvan Road. These are very busy junctions, crossing time are inadequate and there should be a raised table and other measures to adequately protect the most vulnerable road users.</p>	<p>This will be addressed at the detail design stage by the Design Team, and prior to tender the Project Team will liaise with KCC Parks to finalise the specification of all planting and trees.</p> <p>Comment noted. This issue will be taken into consideration at the detailed design stage.</p>
		<p>We would like to see the provision of facilities to display community memorabilia, some of which we have in our own possession and is relevant to our own activities, such as awards and other mementoes of community achievements.</p>	<p>Consideration will be given at the detailed design stage to the inclusion of display cabinets particularly on the Local Studies and Archives floor to display on a rotational basis items and ephemera from the Kildare Library Service's collection.</p>
		<p>We hope that street clutter will be eliminated with the undergrounding of any utilities cabling and the removal of the redundant phone box at the perimeter of the building. There is unused cabling and communications structures on the building at the moment which will need removing.</p>	<p>Prior to construction the Project Team will liaise with KCC Parks before the removal of any cables from the protected structure. This will be addressed at the detail design stage by the Design Team.</p> <p>The existing telephone kiosk is to be relocated subject to agreement with relevant stakeholders.</p>

			The current railings are in need of replacement as they are disintegrating with rust and general wear and tear.	The railings and wall at the front of the former county library are part of the protected structure and therefore will be retained. Both wall and railings will be repaired and refurbished at construction stage.
			Increased community gathering space is very welcome and much-needed in the town, including the outdoor courtyard area which should add another dimension to the space.	All meeting rooms and communal areas will be available for library events and community-based groups depending on policy and availability.
			We are eager to see more detail regarding the proposed budget and timelines for the delivery of this ambitious project and expect that there will be adequate oversight to ensure that all elements, including the exterior landscaping and public realm plans, are delivered to the full extent and quality of the proposal.	The programme of works for the project, including a timescale, is to be developed by the Design Team before tender design stage commences, subject to confirmation of funding.
16.	John Larson	21/06/2023	I fully support this proposal, provided there are appropriate measures to mitigate traffic that will not negatively impact the majority of commuters that at present rely on private vehicles owing to limited affordable transit to and fro newbridge.	Comments noted
17.	Riverbank Arts Centre	21/06/2023	This letter is written in support of the proposal by Kildare County Council for the refurbishment and extension of the existing Newbridge (County) Library, to create the new Kildare County Library, Archives and Cultural Centre. Riverbank Arts Centre, the municipal arts centre in County Kildare, is the adjacent building on Main Street, Newbridge. We have viewed the detailed design proposal by Metworks. As a neighbouring cultural	Comments welcome and noted with thanks.

		<p>organisation, we fully support the vision, development and realisation of a cultural quarter in Newbridge.</p> <p>We believe this attractive public building will form an important gateway to the main street, and as a flagship cultural building it will set the tone for adjacent cultural resources. We welcome the provision of greater accessibility to cultural buildings in Newbridge, and the proposed improvements to the public realm infrastructure. We believe this building, along with its enhanced resources, will reinvigorate and reanimate Newbridge's civic and cultural quarter.</p> <p>Riverbank Arts Centre has a separate redevelopment proposal, due to go to Part VIII for approval in the coming months. Our design team, Studio Red, has liaised closely with Networks over the last year to consider efficiencies in relation to construction requirements and to ensure minimum disruption to the public. The ideal resolution is to ensure that these redevelopments take place concurrently. Riverbank Arts Centre's redevelopment plans are equally ambitious, together these accessible and attractive public buildings will become the cultural nexus of Newbridge, and a visionary resource for County Kildare.</p> <p>Riverbank Arts Centre has a track record of working closely with Kildare County Council Libraries on ambitious projects and programmes, including Kildare Readers' Festival. The proposed redevelopment offers great potential for increased collaboration and enhanced support of local organisations, artists and arts workers, school groups and individuals, based in Newbridge and the wider county.</p> <p>We welcome the proposed use of outdoor space, and have refined our own design proposal to ensure that these spaces, including the proposed Sensory Garden, can be accessed more readily via our building. The shared external space offers a great opportunity for outdoor cultural events and activities.</p>	
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		<p>In summary, it's our belief that the proposed Kildare County Library, Archives and Cultural Centre, alongside the Riverbank Arts Centre redesign proposal, will allow a far greater connection with communities we serve, and significantly enhanced facilities for all. As attractive cultural buildings at the entrance to the town, they will greatly enhance the streetscape of Newbridge. They signify the importance of arts, culture and literature to County Kildare and will offer exemplary and exciting creative spaces and resources to young people and people of all ages, in Newbridge and its environs.</p> <p>Should you require any additional information, the board or executive at Riverbank Arts Centre or our own design team, Studio Red, would be happy to provide it.</p>	
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	Submission Received From:	Date Received	Submission Text	Responses:
18.	TII: Andrew Moore	17/05/2023	I wish to acknowledge receipt of your correspondence of 10 May 2023, regarding the above and advise that TII has no specific observations to make.	Comments Noted
19.	Fisheries Ireland – Matthew Carroll	17/05/2023	<p>There will be direct connectivity from the proposed site via the existing surface water network to the river Liffey, which may pose a risk to the aquatic environment should any deleterious materials be discharged into the R. Liffey during the construction phase of the development. The River Liffey is a recognised salmonid system, under significant ecological pressure due to urbanisation, power generation and water abstraction. The river supports populations of migratory Salmon and Sea Trout. Other species include the protected European eel, Freshwater Crayfish (<i>Austropotamobius pallipes</i>) and Lamprey (<i>Lampetra</i> sp.) species, listed under Annex II of the EU Habitats Directive.</p> <p>It is recommended that all the proposals to protect the aquatic environment that are contained within the Outline Demolition and Construction Management Plan, Section 5.2 Lands, Soils, geology, Hydrogeology, Hydrology, Sub-section 5.2.1 Water Quality Management Plan are conditioned as part of any planning approval.</p>	The conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.
20.	HSA: Marcus Phelan Inspector COMAH, Chemical Production and Storage	30/05/2023	<p>The Health and Safety Authority (the Authority), acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015) gives technical advice to the Planning Authority when requested, under regulation 24(2) in relation to:</p> <p>(a) the siting and development of new establishments;</p> <p>(b) modifications to establishments of the type described in Regulation 12(1);</p>	Comments noted.

			<p>(c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.</p> <p>Since the above-referenced application appears to be outside the scope of the Regulations, the Authority has no observations to forward.</p>	
21.	Department of Transport	21/06/2023	<p>There have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed application, specifically the public realm, new hard landscaping to footpaths around the library and main street and bus stop in the proposed plan.</p> <p>1. Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People</p> <ul style="list-style-type: none"> the “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The National Disability Inclusion Strategy came to an end at the end of 2022. The Department of Children, Equality, Disability, Integration and Youth are working with the Disability Inclusion Strategy Steering Group to commence work on the development of a UNCRPD implementation strategy. 	<p>Comments noted and will be considered further at detail design stage.</p>
			<ul style="list-style-type: none"> the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with 	<p>Comments noted and will be considered further at detail design stage.</p>

			<p>disabilities to, for example, the physical environment and transportation in both urban and rural areas. The Department of Transport notes the inclusion of an ‘age friendly parking bay’ and ‘two accessible car parking spaces’.</p>	
			<ul style="list-style-type: none"> • the DMURS Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that <ul style="list-style-type: none"> ○ measures align with the principles of universal design, ○ consider Government policy on accessibility for people with disabilities and ○ consult people with disabilities to further appraise measures. • References in the application to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. • To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment’. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters. 	<p>Comments noted and will be considered further at detail design stage.</p>
			<p>It is not immediately apparent from the drawings that the plans are in compliance with the regulations in relation to the provision of EV charging infrastructure. These internal car parking spaces are intended for staff with further provision being made for Sheffield stands for staff cycles in the internal courtyard. No mention is made of the provision of power supply to both the car parking spaces and the bike stands (eBikes).</p>	<p>Provision of e-charging spaces for cars is proposed (stated in the Consultant Architect’s Report) and will be in accordance with the relevant regulations.</p>
			<p>Whilst some mobility spaces are being planned for the public, there is no mention of EV infrastructure provision at these spaces. Is this a missed opportunity for EV infrastructure/mobility hub/cycle facilities at a key civic space. It appears that there may be some Sheffield stands to the front of the building but this is not marked up in the drawings?</p>	<p>The Sheffield bike stands are shown on the Landscape General Arrangement Plan Dwg. no. 60669624-ACM-XX-00-DR-LA-00-1000. As defined in the KCC Development Plan, the requirement for a Community Centre /</p>

			Please see S.I. No. 393 of 2021 EUROPEAN UNION (ENERGY PERFORMANCE OF BUILDINGS) REGULATIONS 2021, Clause 5, subsections d, e, f and g	Library is 1 per 10 sqm gross floor area, however this notes to reference the National Cycle Manual which indicates that ‘ On-street (public) Minimum of 5-10spaces , depending on expected level of usage.’ There are to be 20 publicly accessible bike parking stands along main street in the proposed development.
22.	Development Applications Unit DHLGH	21/06/2023	I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.	
			<p>Archaeology</p> <p>It is noted that that the proposed development site (PDS) is located within the site of the former army barracks around which the town of Newbridge developed. Given the scale, extent and location of elements of the proposed development, it is possible that subsurface archaeological remains could be encountered during site preparation and construction phases that involve ground disturbance.</p> <p>The Department has reviewed the planning documents supplied, including the Archaeology and Cultural Heritage Desk-Based Report (prepared by AECOM Ltd.) and Conservation & Architectural Heritage Impact Assessment Report (prepared by JCA Architects, dated October 2022). It is noted that the desk-based archaeology report states that there is a low to moderate potential for encountering sub-surface archaeological remains within buried alluvial deposits and remains associated with the former army barracks.</p> <p>The Department broadly concurs with the recommendations set-out in the desk-based archaeology report and acknowledges that pre-development archaeological test excavation would be impractical in this instance due to the upstanding buildings within the PDS.</p> <p>Therefore, due to the location of the proposed development and in line with national policy – see Section 3.6.2 of Frameworks and Principles for</p>	The design team will carry out an AIA as recommended and will be included as a condition of the Part 8 as recommended.

		<p>the Protection of the Archaeological Heritage (1999) – the Department recommends that a requirement to carry out an Archaeological Impact Assessment (AIA) should be included as a condition of any approval of planning that may issue. The AIA should include archaeological test excavation (subsequent to enabling/demolition/clearance works) to fully assess the potential impact on sub-surface archaeological remains in the area where development is proposed to take place. This assessment should be completed in advance of commencement of construction.</p> <p>It is recommended that the following conditions are included in any grant of planning approval that may issue. Note these recommended conditions align with Sample Conditions C.2 and C.5 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and the findings of the geophysical survey and desk-based assessment report.</p> <p>Archaeological Conditions:</p> <ol style="list-style-type: none">1. The developer shall retain/engage a suitably qualified Archaeologist to carry out an Archaeological Impact Assessment (AIA) in advance of construction works. No sub-surface works, including breaking/removal of existing surfaces, shall be carried out in the absence of the Archaeologist without his/her express consent.2. The AIA shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/photographic research and fieldwork, the latter to include archaeological test excavation (licensed as required under the National Monuments Acts).3. The archaeological test excavation shall be carried out in accordance with a method statement submitted with the licence application for approval by the Department. Note a period of 4-5 weeks should be allowed to facilitate processing and approval of the licence application and method statement.4. Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the archaeologist shall suspend works in the area of archaeological interest pending further	
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		<p>advise the Planning Authority, in consultation with the Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.</p> <p>5. The Archaeologist shall prepare a comprehensive report, including an archaeological impact statement and mitigation strategy, to be submitted for the written agreement of the Planning Authority in advance of any construction works.</p> <p>6. Where archaeological remains are shown to be present, preservation in situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of archaeological remains shall be included in the AIA. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.</p> <p>7. The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>8. The Construction Environmental Management Plan (CEMP) shall be updated to include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development (as set out in AIA). The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and present appropriate mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity. Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p>	

23.	National Transport Authority – Michael Mac Aree	21/06/2023	<p>The National Transport Authority (the “NTA”) has reviewed the above-referenced Part 8 planning scheme and, based on the Transport Strategy for the Greater Dublin Area 2022-2042 (the “Transport Strategy”), which is a consideration material to the proper planning and development of the Greater Dublin Area (GDA) and the National Cycle Manual, submits the following observations</p>	
			<p>1. Proposed Development</p> <p>The subject Part 8 application to Kildare County Council (KCC) is for the redevelopment of Kildare County Library Archives and Cultural Centre at Main Street, Newbridge. The site is bounded by the Athgarven Road to the east and to the north is the R445. The proposed works will consist of the demolition of the existing library extension and the construction of a new three-storey library, archives and cultural centre. Public realm works include new hard landscaping to the footpaths around the library, modifications to the Main street public realm providing loading bays, a new bus stop and 2 accessible car parking spaces alongside the provision of a new off road cycle lane.</p>	Comments noted.
			<p>2. Provision for public transport</p> <p>Public Realm works (2365 sq.m) include - new hard landscaping to the footpaths around the library, modifications to the Main Street public realm to provide a loading bay, 2 no. accessible car parking spaces and a bus stop. It is noted that the Part 8 includes for the provision of an off-line bus stop/ bus lay-by on Main Street. While the NTA supports provision for bus at what is a key destination within Newbridge there are a number of observations with regard to the design of the facility. Bus lay-bys present significant operational problems for urban bus services and negative impacts for bus users and should only be used in urban areas where there is compelling safety or road capacity reasons. Consideration should be given, in the first instance, to the provision of in-line bus stops. An inline stop is more operationally efficient and has the potential to increase the width of the boarding/waiting area.</p>	The existing bus stop is an in-line bus stop arrangement and causes access issues for both passengers and vehicles accessing the Main Street. It is considered appropriate to install a lay-by arrangement at this location due to these specific constraints.
			Recommendations	

		<p>The NTA recommend that further consideration is given to incorporating the following into the proposed works:</p> <ul style="list-style-type: none"> • The provision of an inline stop bus stopping facility; • The use of kassel type kerbing at the bus stop; • Provision of a second crossing of the cycle path given the length of the stop; • If no shelter is to be provided; the inclusion of a retention socket RS60 at the east end of the stop; • There should be a difference in level between the cycle track and surrounding footpath (see Liffey Valley for example https://goo.gl/maps/Ui6z8E5phMzy8oGB6); • The Crossing should be made compatible for installation of pedestrian push buttons; <p>Some form of speed reduction on the cycle track should be provided e.g yellow rumble strips or 45degree bends – see NTA ‘Preliminary Design Guidance Booklet for Bus Connects Core Bus Corridors’ for details in relation to this.</p>	<p>The detailed design of the bus stop arrangements will be considered during that stage of the project and in consultation with the Sustainable Transport Section and their plans for upgraded active travel measures on Main Street. Note that the scheme is funded by the NTA.</p>
		<p>Cycle Parking</p> <p>The Kildare County Development Plan 2023-2029 includes standards for cycle parking set out in Section 15.7.2 and states that ‘the Planning Authority requires the provision of a minimum level of secure cycle parking facilities in association with new development and changes of use. This is consistent with the objectives and policies of the National Sustainable Mobility Policy (2022) and the Draft GDA Cycle Network Plan (NTA, 2021).’ In relation to a library ‘1 space per 10 sqm gross floor area’ is stated as the minimum requirement (Table 15.4). It is noted that this proposal a new extension to the library of 1960 sqm. It is also noted that if is proposed to provide 20 cycle parking spaces. While it is recognised that this is an existing site it is the view of the NTA that the proposed amount of cycle parking is low and that a significant increase in cycle parking should be achieved as part of this redevelopment. This is a town centre location and a community facility which is well located for access by walking, cycling and</p>	<p>The Sheffield bike stands are shown on the Landscape General Arrangement Plan Dwg. no. 60669624-ACM-XX-00-DR-LA-00-1000. As defined in the KCC Development Plan, the requirement for a Community Centre / Library is 1 per 10 sqm gross floor area, however this notes to reference the National Cycle Manual which indicates that ‘ On-street (public) Minimum of 5-10spaces , depending on expected level of usage.’ There are to be 20 publicly accessible bicycle parking stands along main street in the proposed development, and 8 bicycle parking stands in the rear courtyard for staff use.</p>

			<p>public transport. The provision of cycle parking is critical to achieving cycling mode share to/from such destinations.</p> <p>Recommendations Consideration should be given to further increasing the amount of cycle parking provided</p>	
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	Submission Received From:	Date Received	Submission Text	Responses:
24.	WATER SERVICES – D. Hall	13/06/2023	<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) No foul or soiled water, only clean surface water shall discharge to the drainage system.</p> <p>b) No runoff shall discharge to the wastewater or combined drainage systems.</p> <p>c) The applicant shall procure the necessary consent(s) from KCC MD Area Roads Engineer for:</p> <p>i) the proposed works to the existing drainage network, as they appear to drain public areas, including decommissioning and replacement and</p> <p>ii) discharge or runoff to the existing 225mm outfall pipe to the river Liffey which may require pipe upgrading-repairs subject to a hydraulic and condition assessment of the existing pipe to which runoff or an overflow for drainage-SuDS design exceedance or failure events shall discharge and taking into account existing flows therein.</p>	<p>Comments noted. The issues raised have been included in the design to date and will be developed further during the detail design stage prior to tender.</p>
			<p>d) The final development Drainage-SuDS Strategy completed prior to commencement of the development shall address but not limited to the following issues identified in the submitted documentation:</p> <p>i) Promote a balance of Nature-based and infiltration SuDS where feasible and</p> <p>ii) Expert geotechnical and hydrogeological review of the disposal of surface water runoff to ground by infiltration in the car parking area around SWMH09 (submitted AECOM Drainage Layout drawing no 0501), based on the soil infiltration test results and groundwater monitoring results, test-monitoring depths and locations and</p>	<p>To be addressed during tender design by Design Team.</p> <p>Where possible, infiltration will be used in the proposed Suds measures, but it is noted that the proposed site is surrounded on all sides by existing and proposed building structures. Current best practice states that infiltration devices should not be provided closer than 5m to building foundations.</p>

		<p>iii) Ensuring adequate separation between buildings, structures and their sub-structures and any infiltration.</p> <p>iv) Maximising the restriction of the runoff discharge rate (see GSDSDS Volume 2 Chapter 6 guidance on runoff discharge rates from brownfield sites) and provision of attenuation storage volume within the site which is constrained by virtue of it's small area and proliferation of underground services and</p> <p>v) Any surface storage of runoff in SuDS shall subject to risk assessment and design in accordance with of CIRIA SuDS Manual, particularly Chapter 36 thereof and</p> <p>vi) The opportunity for the provision of future educational opportunities for children visiting the development via SuDS on water cycle, biodiversity, sustainable development and climate change shall be exploited.</p> <p>vii) Reducing impermeable surface areas, providing rainwater harvesting where feasible and permeable paving, pervious surfacing eg porous asphalt in the internal car parking area, bioretention swales, bioretention areas-rain gardens and tree pits to the maximum extent possible with</p> <p>(1) Paved areas discharging runoff directly to bioswales-bioretention areas-rain gardens-tree pits through flush kerbs or gaps in kerbs without gullies and bioswales conveying runoff without the need for pipes and manholes.</p> <p>viii) Only where a clear and plausible rationale can be provided for departure from the above, shall alternative SuDS-drainage measures be considered.</p>	<p>SWMH09 can be considered as a soakaway manhole, advice to be sought from Geotechnical Engineer upon receipt of infiltration test results.</p> <p>Attenuation constraints outlined within response below.</p> <p>Opportunities for SuDS to be used for educational purposes is to be discussed with Architect and landscape Architect.</p> <p>The use of Permeable Paving/Porous Asphalt has been considered for the proposed car park, but these options are not seen as suitable due to the requirement for the proposed car park to be used for large vehicles including a mobile library and will involve turning movements of same.</p>
		<p>e) The Drainage-SuDS Strategy and Design shall be compliant with CDP, LAP, GSDSDS, Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design Best Practice Interim Guidance Document and CIRIA SuDS Manual as they apply to the proposed development and the address the following, including but not limited to:</p> <p>i) Minimum permitted climate change factor in the drainage-SuDS design, including for attenuation, is 20% (10% applied in drainage network</p>	<p>The current drainage strategy has been prepared without attenuation proposed, due to space constraints within the proposed site. The proposed pipe network, however, has been sized to cater for a 1 in 100-year return period event with 30% CC added.</p>

		<p>at submitted IR Appendix D) and consideration shall be given to application of a 30% climate change factor in the design and</p> <p>ii) rainwater harvesting where feasible and SuDS designs including green roofs, which should be preferably intensive not extensive as they as CIRIA SuDS Manual (page 236) advises that there are limited surface water retention benefits from extensive roofs and</p> <p>iii) The drainage-SuDS design shall comply with Stormwater Drainage Design Criteria 1-4 of GSDS Volume 2 Chapter 6 to the maximum extent possible as item 1d iv) above.</p> <p>(1) The appropriate restricted discharge rate in accordance or soil infiltration rate as above shall be used in any attenuation storage design.</p> <p>iv) The drainage pipe network shall be designed to ensure the achievement of minimum self-cleansing velocities, provide for sustainable pipe sizes and minimum permitted pipe size is 225mm and</p> <p>v) Appropriate allowance shall be made in the drainage-SuDS strategy and design for design exceedance and failure events using accepted industry design methodologies including appropriate design factors of safety, piped overflows where drainage levels permit and planned flow routing to safe areas and away from properties and roads.</p> <p>(1) The proposed internal flow routing outfalls to Main Street and Athgarvan road shall be reviewed with KCC MD Area Roads Engineer prior to commencement of the development (see submitted AECOM Flood Exceedance Route drawing no 550).</p>	<p>Rainwater harvesting has been considered as an option for the proposed development and this option has been dismissed on the basis that there would not be sufficient use of the system as part of the proposed building use to merit the inclusion of the infrastructure required. There are also limitations with the use of rainwater harvesting and green roofs in combination, as the runoff from green roofs usually requires extensive treatment to remove green "dye" that becomes present in the grey water. This treatment can become expensive and require regular maintenance. Where possible SuDS interception will be provided at source, but where this is not possible, a fuel and oil separator has been proposed which will provide additional treatment. The design team can also look at other measures, including a possible downstream defender type device which would provide additional treatment, prior to outfall to the receiving watercourse. In summary, while attenuation has not been proposed within the current proposals, we believe that the current proposals, through the introduction of various SuDS measures will represent a sizeable reduction in the volume and rate of runoff leaving the proposed site during rainfall events.</p>
		<p>f) Where the nature based SuDS will be put forward for taking in charge, the planting mix shall be agreed with KCC Parks department.</p>	<p>Comments noted. The issues raised will be developed further in consultation with KCC</p>

				Parks Section during the detail design stage prior to tender.
			<p>g) The applicant shall be responsible for properly maintaining and repairing the drainage system including SuDS and slot drains until such time as they are taken in charge (See submitted Infrastructure Report Section 2.5.7).</p> <p>(1) A drainage-SuDS maintenance manual and record of all inspections, maintenance and repairs shall be kept and incorporated into the Safety File for the development.</p>	Noted. The maintenance requirements for all SuDS devices is to be included in the proposed works tender contract, until such time as these are Taken in Charge by the relevant management authority.
			<p>2) Uisce Eireann (formerly Irish Water) (UE may make a separate submission as a prescribed body):</p> <p>a) Prior to commencement of the proposed development:</p> <p>i) the applicant shall consult Irish Water Connection and Developer Services and Diversions divisions' regarding:</p> <p>(1) the requirement for a new Confirmation of Feasibility given the time elapsed since the original CoF (12 January 2022: CDS21009023) and a new CoF shall be submitted and</p> <p>(2) implement any UE requirements in this regard and</p> <p>(3) the protection of the existing UE wastewater infrastructure traversing the subject site which serves the Liffey Terrace area and</p> <p>(4) implement any UE requirements in this regard.</p>	Comments noted. This will be addressed at detail design stage.
			<p>3) Flood risk:</p> <p>a) The Flood Risk Mitigation Plan (FRMP) to be finalised prior to commencement of the proposed development shall be based on the submitted flood risk assessment, CDP 23-29, LAP and Planning System Flood Risk Management Guidelines and mitigation measures identified in FRA and include but not be limited to:</p> <p>i) Ensure that the proposed development is not at undue risk of flooding and neither will it increase flood risk elsewhere.</p> <p>(1) New FFLs shall be a minimum of 500mm above predicted Liffey CFRAMS fluvial flood level for 1% AEP HEFS (+30%) event.</p> <p>ii) The pluvial flood risk associated with the following shall be assessed and mitigated where necessary:</p>	The measures recommended within the current Flood Risk Assessment (FRA) Report will be progressed as the design develops. Currently, there is no attenuation storage proposed, due to space constraints and outfalls from SuDS devices are unrestricted. It is expected that the current proposals, through the introduction of additional SudS measures will reduce the runoff from the existing site and also the overland flows from the proposed site to the existing public road network.

		<p>(1) The top water level (100 year event plus 30%) for any attenuation storage, including in SuDS as item 1) above shall be a minimum of 500mm below new FFLs in compliance with GSDSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3 and</p> <p>(2) the existing Uisce Eireann infrastructure in the public road adjacent to the subject site and shown on Uisce Eireann GIS and</p> <p>(3) the flood risk associated with overland surface water flows shall be re-evaluated and mitigated where necessary, taking into account the effect of the proposed development on pre-existing overland flows from external sites and the propensity of the proposed development, including through raising ground levels, to impound or divert flows on the adjacent third party sites and</p> <p>(4) As above and where necessary, appropriate provision for planned internal flow routing shall be made and reviewed as item 1e) v) (1) above.</p> <p>iii) the effects of future climate change on all other flood risk types shall be assessed and mitigated where necessary.</p> <p>iv) A reappraisal of groundwater flood risk with associated mitigation measures where necessary, taking into account any site investigation or groundwater monitoring carried out as item 1) above and GSI high groundwater vulnerability and subsoil permeability classifications (see submitted FRA figures 12 and 13) and</p> <p>v) Residual flood risk, particularly pluvial in nature, associated with human-mechanical failure and error shall be assessed and mitigated where necessary and</p> <p>(1) Emergency vehicle access-egress to and from the proposed development shall not be compromised.</p> <p>vi) FRMP shall be regularly reviewed and updated, particularly after a flood event and should be incorporated into the Safety File/maintenance manual for the development.</p> <p>REASONS: To ensure proper and sustainable drainage provision and to prevent flooding and pollution.</p>	<p>There is currently ongoing groundwater monitoring within the site and the results of this will be reviewed once available.</p> <p>It is not expected that a Flood Risk Mitigation Plan will be required for this development, being located within Flood Zone C, but as mentioned above, the measures proposed within the FRA will be implemented within the proposed design as it develops and a template will be provided for adequate SuDS Maintenance to be undertaken on a regular basis to ensure the long term performance of the SuDS devices is achieved. Potential Planning Condition</p>

24.	ARCHITECTURAL CONSERVATION OFFICER – Ruth Kidney	18/06/2023	<p>Newbridge Library is a fine example of an Art Deco Library building built in 1936, designed by Alma Kingsley Sargent. The building and its attendant grounds including all structures within its curtilage are protected by virtue of their inclusion on Kildare County Councils Record of Protected Structures (RPS Ref. B23-41). The building is also listed on the National Inventory of Architectural Heritage, ref. no 11818036 , and is considered of Regional Significance and of Architectural, Cultural, Historical, Social Interest. It is described as,</p> <p><i>'Detached eleven-bay two-storey International Modern-style library, built 1936, on a corner site retaining early fenestration comprising single-bay two-storey entrance bay to centre facing to north with single-bay two-storey flanking bays and three-bay two-storey flanking elevations facing to north-east and to north-west having single-bay two-storey advanced end bays. Part refenestrated, c.2000. Hipped roofs behind parapet walls with slate. Clay ridge tiles. Red brick chimney stacks. Timber eaves. Cast-iron rainwater goods. Rendered walls to entrance bay. Painted. Rendered profiled stepped parapet wall over. Roughcast walls to flanking elevations. Painted. Rendered dressings including strips to ends forming panels, bands to eaves and profiled parapet walls. Roughcast walls to remainder. Painted. Square-headed window openings. Stone sills. Red brick (painted) dressings. Original iron casement windows. Square-headed openings to entrance bay in square-headed recessed panels having rendered advanced surrounds. Replacement glazed timber double doors, c.2000. Original iron casement windows over. Square-headed window openings to remainder. Stone sills. Replacement uPVC casement windows, c.2000. Set back from line of road on a corner site. Roughcast boundary wall to front with sections of iron railings over having rendered piers with iron folding gates.</i></p>	Comments noted.
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Newbridge (County) Library is an attractive and prominent building that is of particular interest as an early example of the Modern movement in Newbridge. The library is of social and historical significance, having been purpose-built in an effort to improve the education of the population in the locality. The building is distinguished by the reserved Modern detailing, achieved primarily through the judicious use of render that produces a fielded effect, and which attests to the high quality of craftsmanship traditionally practised in the town. The library retains many important early or original features and materials, including iron casement windows to the primary elevations, and slate roofs having cast-iron rainwater goods. The library is an imposing landmark in the centre of Newbridge, identified by the profiled parapet walls that articulate the skyline, while forming the corner at the junction of Main Street (to south-west) with Athgarvan Road to the south.'

Proposed works include:

- removal of single storey outbuildings
- removal of single storey 1970's extension.
- New 1 to 3 storey extension, with roof light over new internalised courtyard to rear of existing protected structure.
- Internal demolitions for connectivity to new extension.
- Thermal upgrade of existing protected structure to include new insulated concrete floor slabs, new glazing to existing windows and new internal insulation.

I note my comments as follows:

- a) The existing library building is one of the first purpose-built library buildings in Ireland. It is situated in a prominent location, with the canted main entrance directly responding the adjacent bridge over the Liffey, from which the town of Newbridge acquired its name.

			<p>b) The layout, organisation, design is really well considered, and the architectural expression and new extension compliments the existing building.</p> <p>c) The removal of the existing 1970's building, which is not considered of architectural merit, is necessary for successful redevelopment and extension of the Protected Structure.</p> <p>d) The concept of a new canted entrance taking reference from the existing building is commendable and is considered a suitable design response, reinforcing the setting of the library as an important community building on this prominent site in Newbridge.</p> <p>e) The scale of the proposed 3 storey extension is substantial, however, in consideration of the high-quality design response, which is appropriately set back from the Protected Structure with a 2-storey glazed link facing Main Street, and the distinctly modern architectural language, the character of the Protected Structure has been preserved whilst allowing the building to be integrated into a contemporary, useable library thus safeguarding its continued use for future generations.</p> <p>f) The proposed link to the protected structure through a doorway on the ground and first floor enables the new extension to comply fully to required building regulations for the new build while treating the protected structure independently and maintaining the historic building fabric with minimal intervention.</p> <p>RECOMMENDATION: I have no objection to this development.</p>	
26.	Carmel O' Grady, Executive Parks & Landscape Officer	21/06/2023	<p>The proposals are satisfactory in principle for the proposed Kildare County Library, Newbridge. No objection.</p> <p>The following items are required in relation to the landscape proposals:</p>	

		<p>Trees</p> <p>1. The Developer shall retain the services of an independent qualified Arborist as an Arboricultural consultant for the entire period of construction activity. Prior to the commencement of any development on site, details of the qualified Arborist to be retained shall be submitted in writing to the Planning Authority. The Arborist shall:</p> <p>(a) Carry out a post construction tree survey and assessment on the condition of the existing protected 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 Planning Authority for written agreement upon completion of construction works on site.</p> <p>(b) A Final Completion Certificate shall be signed off by the Arborist when all tree works are fully completed 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 Planning Authority for written agreement.</p> <p>Reason: In the interests of the protection and sustainability of trees and hedgerows during and after construction.</p>	<p>Comments noted. The client will appoint a suitably qualified arborist and the conditions herein will be complied with.</p>
		<p>2. The Developer shall ensure that:</p> <p>(a) Prior to commencement of development protective fencing shall be erected around all retained trees as shown on the Arborist's Tree Protection Plan.</p>	

		<p>(b) Fencing shall comply with <u>BS 5837: 2012</u> or as specified by the Arboricultural/Landscape Consultant and agreed with the Planning Authority.</p> <p>(c) Notices shall be fixed to the fence(s), stating that the enclosed trees/hedgerows within the fence are protected.</p> <p>(d) 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/Landscape Consultant, who shall notify the Planning Authority of any such agreement.</p> <p>Reason: In the interests of the protection and sustainability of trees during and after construction.</p>	
		<p>3. All works on retained trees shall comply with proper arboricultural techniques conforming to <u>BS 3998: 2010 Tree Work – Recommendations</u>. The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive). All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site.</p> <p>Reason: In the interests of the protection and sustainability of trees during and after construction.</p>	
		<p>Landscape Design</p> <p>4. The developer shall retain the services of the qualified Landscape Architect or Landscape Designer as a Landscape Consultant, for the entire period of construction activity. Prior to the commencement of any development on site, details of the qualified Landscape Architect/Landscape Designer to be retained shall be submitted in</p>	<p>A landscape architect is a member of the existing design team, and their professional services will be retained for the duration of the project.</p>

		<p>writing to the Planning Authority. A Practical Completion Certificate shall be signed off by the Landscape Architect/Landscape Designer when all landscape works are fully completed and in accordance with the permitted landscape proposals.</p> <p>Reason: In the interests of ensuring full and verifiable implementation of the approved landscape design.</p>	
		<p>5. The Landscape General Arrangement drawing shall detail locations of all proposed underground services <i>e.g.</i> foul sewer, water and SuDs.</p> <p>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, planting, or features.</p> <p>Reason: To ensure that there is no future conflict between any proposed underground services and existing trees, proposed trees, planting, or features.</p>	<p>Comment noted and will be further addressed during the detail design stage.</p>
		<p>6. The Landscape General Arrangement drawing contains details of proposed paved surface types. It is a requirement of the Parks Section that surface treatments, particularly '<i>natural stone</i>' do not pose a slip risk to pedestrians when new or over time due to <i>inter alia</i> wear, weathering, weather conditions. It is also a requirement of the Parks Section that details of slip resistance rating 'r-rating' are provided.</p> <p>Reason: This is to ensure pedestrian safety and minimise future maintenance costs.</p>	<p>Comment noted and will be further addressed during the detail design stage.</p>

			<p>7. The Landscape General Arrangement drawing indicates ‘<i>Railings – 1.2m high galvanised steel</i>’.</p> <p>It is a requirement of the Parks Section that any proposed <u>railings/gates shall be steel, galvanised and powder coated if coloured</u>. The landscape proposals shall ensure that these requirements are adhered to.</p> <p>Reason: This is to minimise future maintenance costs.</p>	<p>Comment noted and will be further addressed during the detail design stage.</p>
			<p>8. 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.</p> <p>Reason: To ensure there is no future conflict between proposed tree planting and public lighting</p>	<p>Comment noted and will be further addressed during the detail design stage.</p>
27.	Environment Section: D. Butler	22/06/2023	<p>1. Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Tier 2 Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with the EPA “<i>Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects -2021</i>”. 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. All records (including for waste and all resources) pursuant to the agreed RWMP shall always be made available for inspection at the site office.</p> <p>Reason: In the interest of proper planning and sustainable development</p>	<p>Comment noted.</p> <p>An Outline Demolition and Construction and Management Plan was included in the Part 8. A Construction and Demolition Resource Waste Management Plan will be prepared in accordance with the conditions herein and the EPA “<i>Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects -2021</i>”</p>

			<p>2. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.</p> <p>Reason: In the interest of public health, to avoid pollution, and to ensure proper development.</p>	<p>Comment noted. This measure shall be incorporated into the building contract prior to issue of tenders.</p>
			<p>3. Noise Control</p> <p>a) Construction Stage</p> <p>Noise limits for construction activity of 70 dB(A) (LAeq 1 hour) apply 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.</p>	<p>Comment noted. This measure shall be incorporated into the building contract prior to issue of tenders.</p>
			<p>4. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases 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 to avoid nuisance.</p>	<p>Comment noted. This measure shall be incorporated into the building contract prior to issue of tenders.</p>
			<p>5. 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. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials.</p> <p>Reason: In the interest of public health, to avoid pollution, and to ensure proper development.</p>	<p>Comment noted and will be further addressed during the detail design stage.</p> <p>See above</p>

28.	Kildare County Council Fire Service C. Ryan	22/06/2023	Kildare Fire Service would like to make the following comments on the above Part 8 application: The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act	Comment is noted. A FSC application will be submitted if approval under Part 8 of the planning regulations is obtained.
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APPENDIX C: LIST OF PERSONS WHO MADE SUBMISSIONS/OBSERVATIONS

1. Christopher Fox
2. Richard Kelly
3. Deaglán de Paor
4. Tev Tate
5. Ronan Maher
6. Siobhan Parker
7. Paul Dunny
8. Newbridge Access Group
9. Senator Fiona O'Loughlin
10. Thomas James Kinlough
11. Integrated Transport Submission from Campaign for a Fair Fare - Extend the Short Hop Zone - A group representing 1000 households in Newbridge
12. Shona Killeen
13. Newbridge Community Development
14. Cllr Chris Pender
15. Newbridge Tidy Towns Association
16. John Larson
17. Riverbank Arts Centre