

## KILDARE COUNTY COUNCIL



### PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

*Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.*

<b>Type of Development:</b>	Residential – 30 no. residential units
<b>Part 8 Ref</b>	P82024.15
<b>Site Address</b>	Station Road, Kildare Town. Co. Kildare
<b>Development proposed by</b>	Housing Department
<b>Display period</b>	Advertised in the Leinster Leader on 30 <sup>th</sup> January 2025.  Public display period from 30 <sup>th</sup> January 2025 to 27 <sup>th</sup> February 2025.  Submissions/observations due by 13 <sup>th</sup> March 2025.
<b>Submissions/observations</b>	1 no. submission was received from Prescribed Bodies, 4 no. reports were received from internal departments. 1 no. submission received from a public representative. 5 no. submissions received from members of the Public.

## 1. Site Location & Context

The application site is located approximately 300m to the north-east of Kildare town centre and approximately 500m from Kildare Train Station. Site access is proposed along Station Road. The site is irregularly shaped, forming a “V” shape bounded by the rear garden boundaries of surrounding properties. The site is bounded to rear gardens on Station Road, Dara Park, and Campion Crescent. It is proposed to demolish 2 no. existing cottages on site to cater for the proposed development. The subject site measures 0.495ha and the site falls by approximately 1.5m from a high point at its southern end to a low point at its north-eastern boundary. The site is currently overgrown. To the south of the site on Station Road, an adjoining estate agent’s office forms the site boundary. The adjoining office has been converted from an existing cottage adjoined to the terrace present on site. Boundary conditions vary across the site, comprising stone walls, blockwork walls, embankments, wire mesh fencing, timber fencing, planted boundaries and metal fencing.

**Fig. 1 - Site Location Map** (submitted as part of the Part 8 application documents)





**Fig 2 - Site Location (aerial view)**



**Fig 3- Site Location (aerial view)**



**Fig 4- Proposed Site Layout**



## 2. Description of Development

The proposed development includes:

- The construction of 30 social housing units to include:
  - o 5no. 3 bedroom two storey duplex apartments;
  - o 1no. 3 bedroom three storey house;
  - o 2no. 2 bedroom two storey houses;
  - o 2no. 2 bedroom single storey apartments;
  - o 4no. 2 bedroom 3 person single storey apartments;
  - o 6no. 2 bedroom two storey duplex apartments;
  - o 10no. 1 bedroom single storey apartments;
- The construction of ancillary structures to include ESB substation and switchroom, secure cycle storage rooms;
- Associated site works to include: Demolition of 2no. existing cottages and associated ancillary structures on Station Road;
- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from Station Road;
- Provision of 26no. vehicle parking spaces, 54 no. residents bicycle parking spaces, 16no. visitor bicycle parking spaces.



- New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

### **3. Purpose of Scheme**

It is stated that the purpose of the scheme, as the selected competition winner for Towns First urban infill sites by DHLGH, is to provide central urban social housing accommodation in the heart of Kildare Town. The existing cottages on site have been deemed unfit for retention and will be demolished. A range of house types is proposed to total 30 units, including universal design units, with a reduced car parking provision, due to the central location of the site. The proposed typology of own door apartments and houses is in line with Kildare County Council requirements and maximises the use of site while ensuring privacy of existing residents and a range of green amenity spaces to serve the proposed new development.

### **4. Planning History**

There is no planning history traced to the subject site or the immediate adjoining sites.

### **5. Supporting Documents**

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- Kildare County Council Part 8 Application Form
- Newspaper Notice
- Site Notice
- Privacy Statement
- Circulation List
- AA Determination
- EIA Determination
- Drawings and reports prepared by Shay Cleary Architects
- Refurbishment Feasibility Report
- Housing Quality Assessment
- Flood Risk Assessment Report
- Civils and Structural Part 8 Report
- Sustainability Part 8 Report
- Landscape Design Statement
- Landscape Drawings
- Biodiversity Statement
- AA and EIA Screening Reports
- Preliminary Construction and Demolition Waste Management Plan
- Historical Significance Assessment Report
- Cultural Heritage Impact Assessment
- Asbestos Survey Report
- Japanese Knotweed Survey and Management Plan
- Tree Protection Plan
- Vehicle Access and Sightlines
- Vehicle Swept Path Analysis
- Quality Audit Response

- Traffic and Transport Assessment

## **6. Referrals and Consultations**

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

The following submissions have been received.

### Internal Kildare County Council Departments/Sections

- Transport Mobility & Open Spaces Department: Comments made and are addressed in the Housing Report
- Parks Department: No objection, subject to conditions
- Fire Service: No objection, subject to conditions
- Environment/Water Services: Comments made and are addressed in the Housing Report

### Prescribed Bodies:

- Uisce Eireann: No objection, subject to conditions

### Public submissions

5 no. public submissions were received.

### Public Representative

1 no. submission received.

## **7. Policy Context**

### Relevant Government Policy

- Project Ireland 2040 – National Planning Framework (NPF).
- Regional Spatial and Economic Strategy 2019-2031 (RSES) for the Eastern and Midland Regional Area.
- Urban Development and Building Heights-Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2018).
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009.'
- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018).
- Sustainable Urban Housing: Design Standards for New Apartments, July 2023
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024):



The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

In accordance with the provisions of Section 34 of the Act when making a decision in relation to an application that includes a residential element or other elements covered by these guidelines, the planning authority is required to have regard to the policies and objectives of the Guidelines and to apply the specific planning policy requirements (SPPRs).

#### Section 3.3.3 – Key Towns and Large Towns (5,000+ population)

It is considered that Kildare Town would come under the above criteria. The most applicable settlement category in Section 3.3.3 to be 'Key Towns and Large Towns' (5,000+ population). The strategy for Key Towns and Large Towns is to support consolidation within and close to the existing built-up footprint. In order of priority the key principles for their development are,

- a. plan for an integrated and connected settlement
- b. strengthen town centres,
- c. protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,
- d. realise opportunities for adaptation and reuse of existing buildings and for incremental backland, brownfield and infill development, and
- e. deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built-up footprint of the settlement.

#### **Kildare County Development Plan 2023 – 2029**

Chapter 2 – Core Strategy and Settlement Strategy

Chapter 3 – Housing

Policy HO P9 to *'Promote the provision of social and affordable housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020*

Chapter 5 – Sustainable Mobility and Transport

Chapter 10 – Community Infrastructure & Creative Places

- 10.8 Groups with Specific Design/Planning Needs
- 10.8.3 Older People
- 10.8.3.1 Age Friendly Kildare

Chapter 11- Built & Cultural Heritage

Chapter 12- Biodiversity & Green Infrastructure

Chapter 13 – Landscape, Recreation & Amenity

Chapter 14 – Urban Design, Placemaking and Regeneration

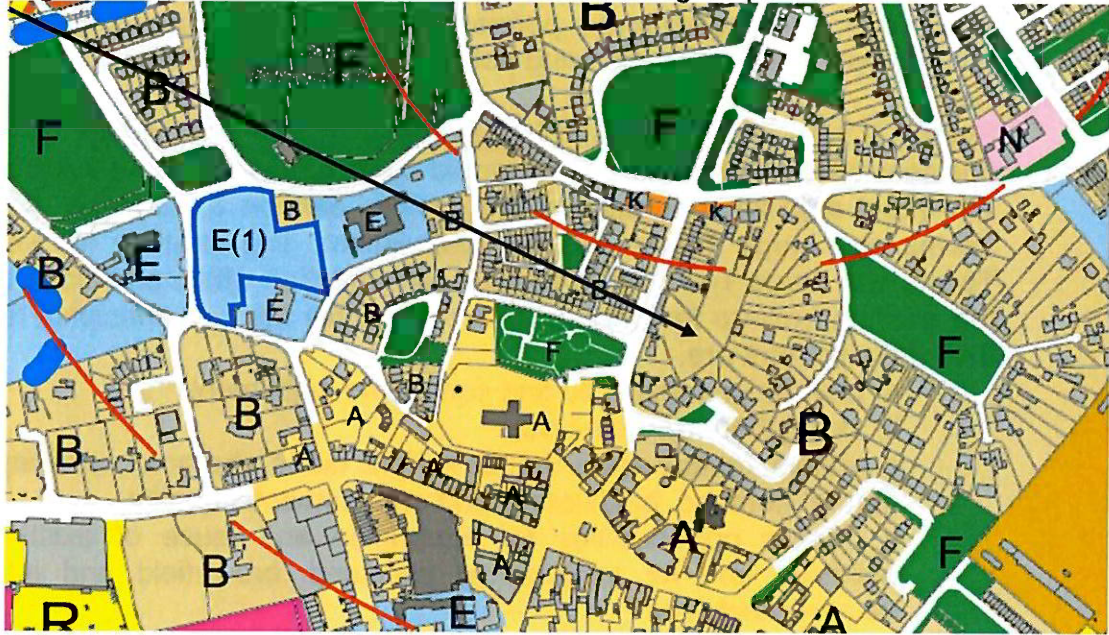
Chapter 15 – Development Management Standards

### **Kildare Town Local Area Plan 2023-2029**

The subject site is **zoned B- Existing Residential/Infill** in the Kildare Town Local Area Plan, where it is an objective;

***“To protect and enhance the amenity of established residential communities and promote sustainable intensification.”***

**Fig 5** Extract of Kildare Town Land Use Zoning Map



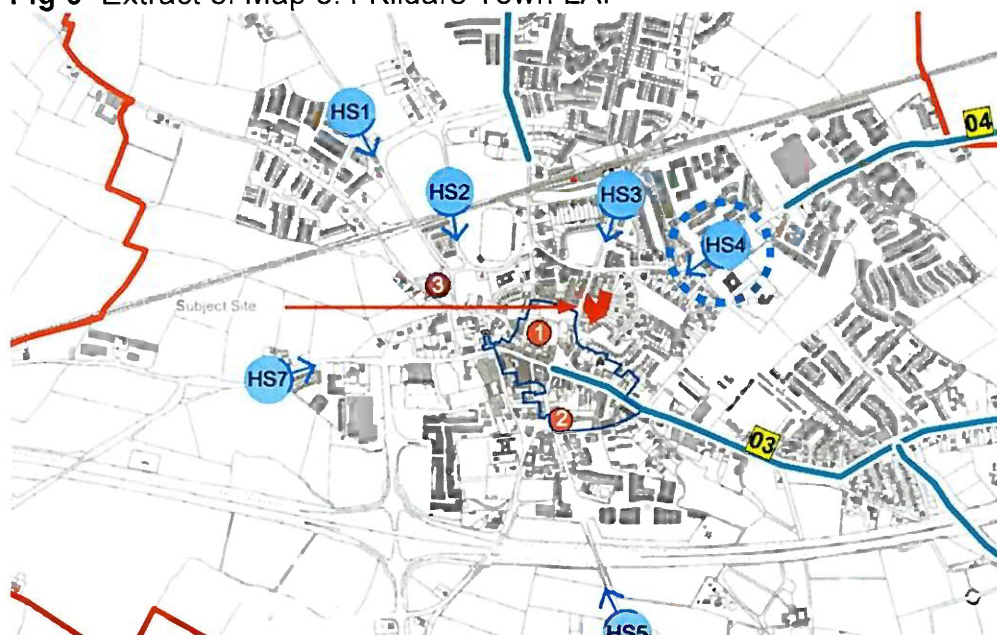
Site location denoted by black arrow.

It is noted that historic skyline views are identified in the Kildare Town Local Area Plan 2023 - 2029 on Map 8.4 “Built Heritage and Archaeology: Scenic Routes and Protected Views”.

View HS4 from Melitta Road could potentially be impacted by development on the subject site.



**Fig 6** Extract of Map 8.4 Kildare Town LAP



## 8. Built / Natural Heritage

<b>Built Heritage</b>	There are no Protected Structures within the application site boundary. Kilmore House, Reg no. 11817098 adjoins the site to the north is listed on the NIAH, forms the boundary to the junction of the site. Another NIAH building Reg No. 11817117, Saint Conleth's House is further north of the site, The site is adjacent to the ACA for Kildare Town.
<b>Archaeological Heritage</b>	There are no recorded monuments within the application site. The site is located within the zone of archaeological potential associated with Kildare Historic Town (KD022-029001-) and potentially adjacent to or within the ecclesiastical enclosure (KD022-029058).
<b>Natural Heritage</b>	Pollardstown Fen SAC is located 4.8 km from the subject site.

## 9. Assessment

### Proposed Development

The proposed development will comprise:

- The construction of 30 social housing units to include:
  - o 5no. 3 bedroom two storey duplex apartments;
  - o 1no. 3 bedroom three storey house;
  - o 2no. 2 bedroom two storey houses;

- o 2no. 2 bedroom single storey apartments;
- o 4no. 2 bedroom 3 person single storey apartments;
- o 6no. 2 bedroom two storey duplex apartments;
- o 10no. 1 bedroom single storey apartments;
- The construction of ancillary structures to include ESB substation and switchroom, secure cycle storage rooms;
- Associated site works to include: Demolition of 2no. existing cottages and associated ancillary structures on Station Road;
- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from Station Road;
- Provision of 26no. vehicle parking spaces, 54 no. residents bicycle parking spaces, 16no. visitor bicycle parking spaces,
- New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

#### Principle of Development

The subject site is zoned B- Existing Residential/Infill in the Kildare Town Local Area Plan 2023-2029. It is considered that the principle of an infill residential scheme is acceptable at this location, which is also close to the town centre and the train station.

A refurbishment feasibility report regarding the existing properties on site is included with the Part 8 documentation. The report provides a survey of the existing structures in relation to asbestos, damp and room sizes and determines that the refurbishment and retention of the existing cottages would result in a lesser provision of much needed housing, would provide housing of a lesser quality and would not preserve significant heritage value owing to the interventions made to the cottages since their initial construction. The report states that the existing cottages, formerly in use as a residence and a cobbler's workshop, were originally laid out as three terraced cottages. Following alterations to date, the current layout is a single interconnected dwelling comprising 5 bedrooms, 2 living areas, a kitchen and bathroom extension to the rear and a workshop annex to the rear. The report also concludes that the adjoining shed, rear extensions and outbuildings are of a poor quality and/or are not suitable for refurbishment, requiring a significant portion of demolition in all cases. While it is noted that the Kildare County Development Plan 2023-2029 seeks to retain vernacular structures where possible, in this instance it is considered that the rationale provided in relation to their demolition has been adequately demonstrated.

It is therefore considered that the principle of the demolition of existing structures and the proposed infill residential development is acceptable at this location.



### Density

The proposed density is 60.6 units/ha and is generally in accordance with the guidance of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

### Housing Mix

The housing mix provides for a range of own door apartments and houses ranging from 1 to 3 bed, including 9 no. Universal design apartments. The location of the site makes it suitable for right-sizing and age friendly development. The proposed number of universal design housing units is in excess of the 20% required under the Kildare County Development Plan 2023-2029. It is considered that the Housing Mix is acceptable.

### Design & Layout

Within the site, the housing blocks form the perimeter of the site to the south-west, south-east, east, and north, with a new boundary enclosure built between blocks to form and define the spaces. Single storey service and ancillary buildings define the inner north boundary

The housing typology is comprised of own-door access garden apartment units at the ground floor, with associated garden courtyards to the rear. Above these garden apartments is a duplex maisonette, accessed from an external stair leading to an external private terrace space at first floor level. Its lower floor comprises a generous living and kitchen/ dining space with ancillary facilities and upstairs are generous double bedrooms. It is stated that this particular typology means that common cores, wasted circulation spaces and common services are largely designed out when compared with traditional apartment developments. An overall higher density can be achieved but in a form that is more suitable to the context of the site.

**Figs 7-9** Images of the Proposed Development, (massing and design)





*Height of the Blocks:* It is considered that the scale of the proposal is proportional and appropriate for an infill site. While it is noted that the buildings vary in height but are largely three storey, it is considered that the scale ties in well with the surrounding sites.

*Materials:* A textured render finish colour matched to a hand set brick, a combination drawn from the local context and chosen for its robustness is proposed, accented with a colour matched mortar and PPC aluminium clad windows and steel balustrades.

*Open Space:* The central landscape spaces in both the triangle and the square are considered in relation to the housing blocks. Dwellings overlook the public open spaces in the development. These spaces are designed to enable a range of uses, including leisure and play. The landscape design is further detailed in the Landscape Report. It is noted that the roads and parking areas are conceived as an integrated shared surface, part of the public realm and contributing to the sustainable drainage strategy for the overall site. This strategy ensures passive surveillance of all common spaces within the site.



Public Open Space is provided at a quantum totalling 610 sq.m across the development site, making up over 12% of the site area of 5030m<sup>2</sup>.

*Standards:* it is noted that a Housing Quality Assessment was carried out and it demonstrates that each unit meets the standards required in terms of private open space, room sizes and internal storage.

It is considered that the overall design approach to the site is high quality and maximises the site whilst also having regard to the site context. It will be important that high quality brick is used throughout the proposal and that the landscaping is carried out in accordance with the plans.

#### *Residential Amenity- Daylight and Sunlight Analysis*

A Preliminary Sunlight Daylight Analysis has been prepared by Cundall (2024) to assess the potential impact on sunlight and daylight of the proposed development on surrounding properties. The current design has been assessed according to the recommendations for daylight and sunlight in the BRE's 'Site Layout and Planning for Daylight and Sunlight – A guide to good practice' (2022). All amenity areas surrounding the proposed development are compliant with the BRE criteria with more than 50% of each area receiving more than 2 hours of sunshine on the required day of 21st March. It is noted that results with the new development are in the same order as those when calculated without the proposed development in place. The results confirm that all assessed comply with the BRE requirements for the Sunlight hours to the surrounding properties and generally complies with BRE recommendations for the Vertical Sky Component, with the report identifying a potential minor depreciation of available daylight when calculating the VSC for House No 4 as identified in the results section of the report. Further detailed analysis of this area will be carried out in future stages of the project. It is considered that the proposal has been well designed to limit any shadowing within the development, and it is not considered that the proposal would detract from the residential amenities of neighbouring properties.

#### *Invasive Species*

The presence of an invasive plant species has been identified on site and is currently under management. The infestation of Japanese Knotweed covers approximately 466 m<sup>2</sup>. An invasive species consultant has prepared an Invasive Species Management Plan to facilitate the management of the issue. An enabling works package is envisaged to remove the infestation ahead of the main contract works.

#### *Architectural & Archaeological Heritage*

A Cultural Heritage Impact Assessment has been prepared for the proposed site. The report states that - The site contains no Recorded Monuments; however, it is located within the zone of archaeological potential associated with Kildare Historic Town (KD022-029001-) and potentially adjacent to or within the ecclesiastical enclosure (KD022-029058-). The site is located outside of the Architectural Conservation Area for Kildare town and contains no Protected Structures as listed in the Kildare County Development Plan 2023 – 2029. Two buildings adjacent and to the north of the site are listed in the National Inventory

of Architectural Heritage, Saint Conleth's House (NMI Reg. No. 11817117) and Kilmore House (NIAH Reg. No. 11817098).

The report further concludes that - the site is of very high archaeological potential to contain previously unknown archaeological remains, including an outer enclosure boundary if present within the site, and archaeological activity associated with the monastic site due to the sites location and previously undisturbed nature. Any groundworks associated with the proposed development have the potential to impact upon archaeological remains if present. Furthermore, the row of buildings along Station Road could contain older fabric associated with buildings depicted at this location on the 1757 and 1798 maps. It is recommended that any proposed development be subject to further archaeological mitigation and include: - test trenching in advance of any future development - photographic record of the outside and inside of the cottages prior to demolition - monitoring of demolition of the buildings in order to ensure preservation by record of any older fabric if present This should be carried out by an experienced, licence – eligible archaeologist in line with a method statement submitted to and approved by the Department of Housing, Local Government and Heritage.

#### Transportation/Access

Vehicular access to the proposed development will be via a single access junction on Station Road, at its western boundary, which will have a minor arm carriageway width of 5.9m, allowing two-way traffic flows into and out of the development. To maintain pedestrian priority across the development access, it is submitted that the existing back of footpath levels will be maintained and the footpath slightly dished to meet the Station Road carriageway with a 0-6mm upstand kerb. It is indicated that an unobstructed sight distance in excess of 49m in either direction along Station Road is achieved for vehicles exiting the development, as measured from a set-back of 2.4m from the public road edge

In terms of car parking, 26 no. car parking spaces, of which 4 no. spaces will be disabled accessible and 6 no. spaces will be equipped with EV Charging 54 long term bicycle spaces and 16 short term bicycle spaces are provided. The development's proposed overall car parking provision equates to a ratio of 0.87 spaces per residential unit.

#### Water Supply

As per the Stage 3B Civils Basis of Design Report prepared by Cundall (2024), the proposed water drainage network will consist of a 100mm diameter looped water main, generally along the site's pathways. The proposed water main layout and connections to existing public water mains will be designed in accordance with the UÉ Code of Practice for Water Infrastructure and Standard Details.

#### Foul Water

As per the Stage 3B Civils Basis of Design Report prepared by Cundall (2024), the proposed foul drainage network for the site will comprise a series of 150mm and 225mm pipes where applicable. Each residential unit is to be serviced by

individual 100mm diameter connections. A Confirmation of Feasibility (CoF) (CDS23008235) was received (December 2023), and it was noted that the foul sewer connection is feasible once approximately 90m of the existing 150mm gravity sewer in Station Road is upgraded to a 225mm pipe

A submission has been received from Uisce Éireann in relation to this Part 8. The report states that the applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible subject to upgrades. The COF states a water connection is feasible without infrastructure upgrade by Uisce Éireann. The COF states a wastewater connection is feasible Subject to upgrades. In order to accommodate the proposed connection, approximately 90 metres of the existing 150mm gravity sewer on Station Road has to be upgraded to 225mm pipe. The Developer will be required to fund the upgrade works. The Housing Department response to the submission states that Kildare County Council will meet Uisce Éireann requirements.

#### Surface Water

As per the Stage 3B Civils Basis of Design Report prepared by Cundall (2024), the proposed surface water drainage network will collect surface water runoff and convey it to the main attenuation features before discharging it through the vortex-controlled flow control device and separator arrangement. A report has been received from the Kildare County Council Water Services Department stating that the provided surface water drainage layout drawings do not show how these have been incorporated into the surface water drainage network. The proposed layout demonstrates a “pipe to tank” approach which would not be in line with the sub catchment approach outlined in Section 7.4.6 of Kildare’s Sustainable Drainage Design Guidance Document. Please revise Surface Water Drainage layout to include additional SuDS features such as swales, detention basins with low flow channel design etc in developing the above sub catchment approach and removal of underground storage systems as defined within Kildare’s Sustainable Drainage Design Guidance Document. The layout should demonstrate how all proposed SuDS measures integrate as part of the overall surface water drainage and landscaping plan. It is considered that further surface water details will need to be agreed with the design team and Kildare County Council environment/Water Services Section at the detailed design stage.

#### Flood Risk

A Site-Specific Flood Risk Assessment is included with the Part 8 documentation. In terms of fluvial flooding, the report finds that the PFRA and CFRAM mapping have indicated the site is within Flood Zone C and not affected by fluvial flooding. Based on information detailed on floodinfo.ie there is currently no flood risk on the subject site. However, the site is located within the pluvial assessment risk zone and is located in an area that is noted to be affected by capacity issues. Based on the Local Area Plan for Kildare Town the site is located on lands that are designated as ‘Existing Residential / Infill’ indicating that the proposed development is suitable for these lands. Considering the above and the potential risk of pluvial flooding to the site it is



proposed that mitigation measures will be introduced into the design to combat against the pluvial flood risk that could occur. Therefore, it is concluded that the housing development proposed is appropriate for the site's flood zone category and land zoning. The findings of the SSFRA are noted and accepted.

#### Appropriate Assessment

An Appropriate Assessment Screening was completed in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The Appropriate Assessment Screening report concluded that the proposed residential development at Station Road, Kildare town, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

#### Environmental Impact Assessment

An Environmental Impact Assessment Screening Report forms part of the Part 8 documentation. Having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), it is considered that there is no real likelihood of significant effects arising as a result of the proposed development; and, therefore, that environmental impact assessment and the preparation of an environmental impact assessment report is not required.

### **10. Conclusion**

Having regard to:

- The provisions of the Kildare County Development Plan 2023– 2029
- Kildare Town Local Area Plan 2023-2029
- Sustainable Urban Housing: Design Standards for New Apartments, July 2023
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024):
- Kildare County Council internal departmental reports
- Prescribed Body report
- The EIAR Screening Report,
- The AA Screening Report,
- Appendix 2 Submissions Report and the responses to the items/issues raised
- The location of the proposed development
- The nature, extent and design of the proposed development
- The recommendations set out below.

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2023 –2029 and the Kildare Town Local Area Plan 2023-2029 and would therefore be in accordance with the proper planning and sustainable development of the area.

## **11. Recommendation**

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

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 30<sup>th</sup> January 2025, except where altered or amended by the following modifications.
2. The proposed external finishes of the proposed development and public realm palette of materials shall be agreed in writing with the Planning Authority prior to commencement of development.
3. Japanese Knotweed on site shall be managed in accordance with the Japanese Knotweed Management Plan forming part of the Part 8 documents.
4. The proposed development shall be carried out under the supervision of a suitably qualified archaeologist and shall be subject to further archaeological mitigation to include: - test trenching in advance of any future development - photographic record of the outside and inside of the cottages prior to demolition - monitoring of demolition of the buildings in order to ensure preservation by record of any older fabric if present This should be carried out by an experienced archaeologist in line with a method statement submitted to and approved by the Department of Housing, Local Government and Heritage.
5. All Landscaping shall be carried out in accordance with the Landscape Design Statement and the Part 8 Landscape Drawings, except as amended by advice set out in the Kildare County Council Parks Report contained in Appendix 2.
6. Final details regarding the requirements of the Transportation Department of Kildare County Council, as identified in their submission and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this report), shall be agreed prior to commencement of development.
7. Final details regarding the requirements of Uisce Éireann, Environment/Water Services Department and the Fire Service as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
8. Details of the naming of the development shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

9. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alteration to these times shall be subject to the prior written consent of the Planning Authority.

Signed:

  
Elaine Donohoe  
Executive Planner

17/04/2025



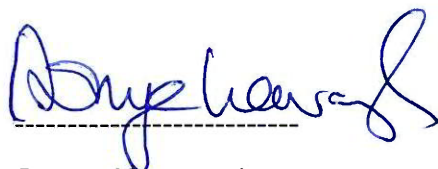
Martin Ryan  
Senior Executive Planner  
25/04/2025

Signed:



S. Willoughby  
Senior Planner

25/04/25




Sonya Kavanagh  
Chief Executive

29/4/2025



## Appendix 1: AA Screening

	<b>APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT</b>
<b>(A) Project Details</b>	
Part 8 ref	P2024.15
Applicant name	Housing Department
Development Location	Station Road, Kildare
Site size	0.495Ha
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	The site is located approximately 4.8km from Pollardstown Fen SAC
<b>Description of the project/proposed development</b> 30 residential units	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO
2	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b>	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats</i>	NO

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	(bog, marsh, fen or heath), or within 1 km of same?	
3	<b>Impacts on designated terrestrial habitats.</b> Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?	NO
4	<b>Impacts on birds in SPAs</b>  Sites to consider: Poulaphouca Reservoir	Is the development within a Special Protection Area, or within 5 km of same?	NO

**Conclusion:**

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

<b>(G) SCREENING CONCLUSION STATEMENT</b> <i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC.		
<b>Name:</b>	Elaine Donohoe	
<b>Position</b>	Executive Planner	
<b>Date:</b>	17/04/2025	

**APPENDIX 2**

**SUBMISSIONS REPORT**  
**PREPARED BY HOUSING SECTION**



File: 21110-KCC-XX-XX-PM-RP-0001-Housing  
Report  
Author: AD  
Status: S4  
Revision: P01  
Date: 17-Apr-25

Comhairle Contae Chill Dara  
Kildare County Council



## KILDARE COUNTY COUNCIL

Architectural Services Section

Housing Department

Planning and Development Act 2000

(As amended) - Part XI

Planning and Development Regulations 2001 - Part 8

### Part 8 Housing Report

Including submissions received

Proposed Development at Station Road, Kildare Town, Co. Kildare

P82024.15

**Prepared by:**

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## 1. Executive Summary

### 1.1 Overview

The following report relates to the Planning and Development Regulations 2001 (as amended) - Part 8 planning process for the Proposed Residential Development at Station Road, Kildare Town, Co.Kildare.

It should be noted that a Part 8 (Ref. P82024.15) was launched for the development on 30<sup>th</sup> of January 2025. Submissions received in connection with the Part 8 process have been included and considered in the submissions report prepared in connection with Part 8 Ref. P82024.15 and included at Appendix A.

As per the Regulations, public consultation commenced on the 30<sup>th</sup> January 2025 and plans and particulars of the proposed development were available for inspection from 30<sup>th</sup> January 2025 until 27<sup>th</sup> of February 2025 (both dates inclusive). The closing date for submissions and observations was the 13<sup>th</sup> of March 2025.

### 1.2 Submissions and Reports Received

1 submission was received from the public representatives, 1 submission was received from the prescribed bodies, 2 reports/comments were received from internal departments within KCC and 5 submissions was received from members of the public:

- Public Representatives
  1. Suzanne Doyle
- Kildare County Council Internal Sections: 4
  1. Fire Service
  2. Parks
  3. Environment
  4. Roads
- Prescribed Bodies: 1
  1. Irish Water (Uisce Eireann)
- Public Submissions: 5
  1. Liam O'Keefe
  2. Residents of Campion Crescent
  3. Sarah Ennis
  4. Conor Mahon
  5. Tony Monahan

Details of those who made a submission including a response to those submissions are set out in the Submissions Report at Appendix A.



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## 2. Scheme Description

### 2.1 Introduction

The proposed development includes:

- The construction of 30 social housing units to include:
  - 5no. 3 bedroom two storey duplex apartments;
  - 1no. 3 bedroom three storey house;
  - 2no. 2 bedroom two storey houses;
  - 2no. 2 bedroom single storey apartments;
  - 4no. 2 bedroom 3 person single storey apartments;
  - 6no. 2 bedroom two storey duplex apartments;
  - 10no. 1 bedroom single storey apartments;
- The construction of ancillary structures to include ESB substation and switchroom, secure cycle storage rooms;
- Associated site works to include: Demolition of 2no. existing cottages and associated ancillary structures on Station Road;
- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from Station Road;
- Provision of 26no. vehicle parking spaces, 54 no. residents bicycle parking spaces, 16no. visitor bicycle parking spaces
- New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

The site is located off Station Road, Kildare Town, Co. Kildare. The proposed site area is 5032 m<sup>2</sup>. When complete, it will provide a range of accommodation and outdoor spaces in a town centre location in Kildare Town. Extensive workshops have been held with internal departments and local representatives who are supportive of the proposal.

The project details are contained in the proposed development drawings and reports issued by the Kildare County Councils Housing Capital Team in conjunction with Lead Consultant, Shay Cleary Architects; the Engineering Report and associated engineering documents prepared by the project consultant engineer Cundall Ltd and landscaping information prepared by BSLA.

The proposed development satisfies the current Department of Housing, Local Government and Heritages specifications and Kildare County Councils housing standards as expressed through the Kildare Development Plan 2023-2029 and Kildare Town Local Area Plan 2023 – 2029.

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## 2.2 Purpose of Scheme

The purpose of the scheme, as the selected competition winner for Towns First urban infill sites by DHLGH, is to provide central urban social housing accommodation in the heart of Kildare Town. The existing cottages on site have been deemed unfit for retention and will be demolished. A range of house types is proposed to total 30 units, including Universal design units, with a reduced car parking provision, due to the very central location of the site. The proposed typology of own door apartments is in line with KCC requirements and maximises the use of site while ensuring privacy of existing residents and a range of green amenity spaces to serve the proposed new development.



### 3. Compliance with Planning

#### 3.1 Kildare County Development Plan (2023-2029)

- Policy Context – HO P1

It is the policy of the Council:

- Have regard to the DHLGH Guidelines on:
- Quality Housing for Sustainable Communities – Best Practice
- Guidelines for Delivering Homes and Sustaining Community (2007);
- Sustainable Urban Housing: Design Standards for Apartments (2020);
- Sustainable Residential Development in Urban Areas (2009);
- Urban Design Manual: A Best Practice Guide (2009);
- Urban Development and Building Heights – Guidelines Planning Authorities (2018)
- Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021);
- Design Manual for Urban Roads and Streets (DMURS) (2019).

**The Housing Department has had regard to the DHLGH Guidelines set out above in preparing this Part 8 for the proposed development.**

- Strategic Context – HO P2

Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines.

**The proposed development accords with the framework, strategy, Ministerial Circular, and guidelines described above.**

- Housing Strategy – HO P3

Implement, in conjunction with the Housing Section, the Housing Strategy and Housing Need Demand Assessment (HNDA) to meet the projected population, changing household size and housing needs, including social and affordable housing requirements for County Kildare over the lifetime of the County Development Plan.

**The Housing Department has had regard to the Housing Strategy and the Housing Need Demand Assessment in the design of proposed development.  
The proposed split of unit types is suitable to address local need.**

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#### HO 01

To secure the implementation of the Kildare County Housing Strategy in accordance with the provisions of national legislation and relevant policies and standards.

The Housing Department has had regard to the Kildare County Housing Strategy in the design of proposed development.

- Housing Supply

#### HO P4

Ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county.

**The site is zoned: "Existing Residential/Infill". This land will fulfil the housing requirements of the county by the building of 30no mixed type own door apartments.**

#### HO 02

Ensure that sufficient land is zoned at appropriate locations in compliance with the Core Strategy and Settlement Strategy of the Development Plan, in order to meet the likely future housing demands identified in the Housing Strategy and HNDA.

**The site is zoned: "Existing Residential/Infill". This land will fulfil the housing requirements of the county by the building of 30no mixed type own door apartments.**

#### HO 03

Co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area (which includes Maynooth, Leixlip, Celbridge, and Kilcock) through the implementation of the Dublin Metropolitan Area Strategic Plan.

N/A

- Residential Densities

#### HO P5

Promote residential densities appropriate to its location and surrounding context.

**The proposed density is 60.6 units per hectare, in a mix of 1,2 and 3-storey units. This density is considered appropriate for a centre of town urban infill site.**

#### HO 04

Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages),



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DEHLG, 2009, Urban Design Manual: A Best Practice Guide,  
DEHLG, 2009; Urban Development and Building Height Guidelines  
for Planning Authorities (2018); and with reference to Circular Letter  
NRUP 02/2021 (April 2021)

**The proposed development is designed in accordance with the above guidance where appropriate.**

#### HO 05

Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites

**The site proposes a development of a backland site in the town centre of Kildare Town. Demolition of 2no. derelict cottages is proposed, with 30no. infill social housing units proposed as part of the new development.**

- Promoting Existing Residential Amenity

#### HO 06

Ensure a balance between protection of existing residential amenities, the established character of the area and the need to provide for the sustainable residential development is achieved in all new developments.

**The scheme is adding to the existing fabric of the area. Consideration has been given to the scale and materiality of the proposal, following a number of consultations with the KCC planning department.**

- Regeneration, Compact Growth and Densification

#### HO P6

Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

**The site proposes a development of a backland site in the town centre of Kildare Town. Demolition of 2no. derelict cottages is proposed, with 30no. infill social housing units proposed as part of the new development to regenerate the backland site. Full assessment of suitability of the existing cottages was carried out and the cottages were deemed unsuitable for reuse.**

#### HO 07

Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council's development management function and in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

**This development proposes a density of 60.6 units in a mix of scale and typology, which is in line with the above guidance and appropriate for the site location.**

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#### **HO 08**

Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages, including the requirement that at least 30% of all new homes in settlements be delivered within the existing built up footprint. **The site proposes a development of a backland site in the town centre of Kildare Town. Demolition of 2no. derelict cottages is proposed, with 30no. infill social housing units proposed as part of the new development to regenerate the backland site. Full assessment of suitability of the existing cottages was carried out and the cottages were deemed unsuitable for reuse.**

#### **HO 09**

Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities. **The site proposes a development of a backland site in the town centre of Kildare Town. Demolition of 2no. derelict cottages is proposed, with 30no. infill social housing units proposed as part of the new development to regenerate the backland site.**

#### **HO 010**

That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

**N/A**

#### **HO 011**

Support the revitalisation of the social and physical fabric of town and village centres by:

- a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors.
- b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.

**N/A**

#### **HO 012**

Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures:

- (i) Encourage the redevelopment and reuse, including energy retrofitting, of the existing housing stock.

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(ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025.

(iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.

(iv) Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.

**The plan proposes a development of a backland site in the town centre of Kildare Town. Demolition of 2no. derelict cottages is proposed, with 30no. infill social housing units proposed as part of the new development to regenerate the backland site. Full assessment of suitability of the existing cottages was carried out and the cottages were deemed unsuitable for reuse.**

#### **HO 013**

Promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock.

**The proposed 30no. social housing units will be constructed to compliant Part L standard with a minimum of A2 BER rating, combining high standards of insulation with sustainable energy efficient heating and ventilation systems.**

#### **HO 014**

Continue to work with developers and residents of private residential developments, where possible, to address public safety and environmental/infrastructural issues within unfinished housing estates

N/A

- Mix of Dwelling Types

#### **HO P7**

Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county

**The housing mix provides for a range of own door apartments ranging for 1 to 3 bed, including 9no Universal design apartments. The location of the site makes it suitable for right-sizing and age friendly development. The proposed number of UD housing units is in excess of the 20% required by KCC.**

#### **HO 015**

a) Require that new residential developments provide for a wide variety of housing types, sizes and tenures.

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- b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.
- c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.
- d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design. Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards

**The housing mix (30no total) provides for a range of own door apartments ranging for 1 to 3 bed, including 9no Universal design apartments. The location of the site makes it suitable for right-sizing and age friendly development. The proposed number of UD housing units is in excess of the 20% required by KCC. The proposed housing mix meets local housing need.**

#### **HO 016**

Promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood. Apartment development must be designed in accordance with the provisions of Sections 15.2, 15.3 and 15.4 (Chapter 15), where relevant, to ensure a high standard of amenity for future residents.  
**Apartments designed in line with above. The central location of the site allows for high level of social infrastructure, local amenities and public transport within walking distance. All apartments are own door and have generous private open spaces. Attractive shared open spaces have also been designed as part of the development.**

#### **HO 017**

Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant particularly in relation to paragraph 3.8(a) of same which requires that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)  
**The proposal is in compliance with the above.**

#### **HO 018**

Support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.



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**Proposed mix of housing ensures the site delivers a range of unit types suitable for the site location and adaptable for future use.**

#### **HO O19**

Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024.

**New dwellings will be constructed to achieve BER A2 in line with Part L requirements of the Building Regulations.**

**Reduced parking is being proposed due to the town centre location of the site.**

- Specialist Provision

#### **HO P8**

Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, Travellers, those in need of emergency accommodation including those fleeing domestic violence, are accommodated in a way suitable to each of their specific needs.

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **Older Persons HO O20**

Support the delivery of housing options to meet the needs of older people and support older people to live independently in active retirement, where possible.

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO O21**

Meet the needs of older persons and people with a disability by requiring the provision of alternative accommodation, such as age-appropriate homes, independent and assisted living units, day care facilities< nursing homes and specialised care units (eg dementia specific units) to meet the needs of older people and to facilitate the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations, integrating such housing with mainstream housing through the designation of specific land uses at appropriate and optimised strategic locations in mandatory Local Area Plans in County Kildare.

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO O22**

Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties, which will include opportunities for 'downsizing' or 'right sizing' within communities.

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**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO O23**

Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they can avail of existing and planned social and community infrastructure, in particular, and to examine a range of community facilities and to encourage meanwhile use in some cases. **The proposal is located centrally within Kildare Town, within walking distance of a range of amenities and community facilities.**

#### **HO O24**

Support the implementation of the Kildare Age Friendly County Strategy 2019-2021 (and any subsequent strategy), promoting the delivery of Lifetime Homes and to support the provision of housing that is adaptable for an ageing population. The Council will also support and promote, in a timely manner, the delivery of specialist accommodation appropriate to the specific needs and wishes of older people in cooperation with the voluntary sector, AHBs, the HSE, and other relevant bodies.

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO O25**

Engage and develop strategies with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in town centres more suited to those with reduced mobility.

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO A1**

Promote Mc Auley Place, Naas as a national exemplar model of housing for older persons and will seek to identify further opportunities in towns in each MD throughout the County for the Council and other appropriate bodies to expand this supported housing market

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO A2**

Undertake and evidence based qualitative assessment to establish the demand for age specific housing options, including right sizing in County Kildare.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

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## **People with Disabilities**

### **HO 026**

Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated, timely and sustainable manner, which promotes equality of opportunity, individual choice and independent living

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

### **HO 027**

Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties in a manner that would not cause any undue delay to the delivery of same.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

### **HO 028**

Support and provide housing that meets the diverse needs of disabled people and to implement the County Kildare Access Strategy - A Universal Access Approach 2020-2022 (and any subsequent reviews and plans). The Council will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in the County.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

### **HO A3**

Ensure that all Kildare County Council new build housing stock is in compliance with Part M of the Building Regulations.

**Proposal will comply with Part M regulations for Dwellings.**

### **HO A4**

In line with the Objectives and Actions in respect of Accessible Housing contained in the 'County Kildare Access Strategy – A Universal Access Approach 2020-2022', to ensure, measure and monitor that 10% of acquired housing stock meets the needs of those with a disability and 12% of Kildare County Council new builds are universally designed and have regard to any revised actions in updated versions of the Access Strategy.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

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**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **HO A5**

Monitor the number of housing acquisitions and new builds and ensure that they meet the needs of those with a disability.

**N/A**

#### **HO A6**

Promote Ballymore Eustace as a national exemplar model of an age friendly, climate-friendly village and seek to facilitate and support this model for other settlements within County Kildare.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.**

#### **Homeless**

##### **HO O29**

Support means of preventing homelessness and provide tangible and timely pathways out of homelessness for households, working in co-operation with public and voluntary bodies and actively seeking solutions for same.

**N/A**

#### **Travellers**

##### **HO O30**

Support the delivery of the Kildare County Council Traveller Accommodation Programme 2019 - 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

**N/A**

##### **HO O31**

Implement the delivery targets, of the Kildare County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) and to meet the delivery targets as a minimum, including to identify and develop sites for Traveller specific housing and to provide accommodation appropriate to the identified needs of members of the Traveller community.

**N/A**

##### **HO O32**

Ensure that Traveller accommodation is located in proximity to key services including education, community, health, recreation and public transport



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facilities, and to support those communities in accessing Council services in their widest provision (including arts and culture).

**N/A**

#### **HO 033**

Support the implementation of the recommendations of the Irish Human Rights & equality Commission Review on the provision of Traveller accommodation in Co Kildare.

**N/A**

#### **HO 034**

Recognise the separate identity, culture, tradition and history of the Travelling people in order to reduce the levels of disadvantage that Travellers experience, consistent with UN Sustainable Development Goal No. 10 - 'Reduced Inequalities'

**N/A**

#### **International Protection Applicants**

##### **HO 035**

Continue to work with Central Government and relevant State Agencies to support the provision of housing for International Protection Applicants (asylum seekers/ refugees) in County Kildare, and to support those communities in accessing Council services in their widest provision (including arts and culture.).

**N/A**

#### **Third Level Students**

##### **HO 036**

Support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing in accordance with the National Student Accommodation Strategy.

**N/A.**

##### **HO 037**

Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.

**N/A.**

#### **Domestic Violence Refuge**

##### **HO 038**

To proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of domestic violence refuges within each Municipal District in the county.

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N/A

- Social, Affordable and Cost Rental Housing

**HO P9**

Promote the provision of social and affordable housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020 and to ensure, where applicable:

(a) That 20% of

(i) lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more houses is granted, and

(ii) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of 5 or more houses is granted, shall be reserved for the provision of social housing, affordable housing and cost rental housing; with at least half the 20% to be used for social housing support, and the remainder to be used for affordable housing, which can be affordable purchase, cost rental or both, social housing, or a combination of affordable and social housing, in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended)

Or

b) Where permission was granted between 3 September 2021 and 31 July 2026, Kildare County Council will require that 10% of lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more

Or

(houses is granted, shall be reserved for the provision of social housing, in accordance with the Urban Regeneration and Housing Act 2015 and Part V of the Planning and Development Act 2000 (as amended)

(c) Where Part V provision on planning applications is being accepted off site, that the units offered be located within a 5km catchment of the area. planning permission was granted before 1 August 2021,

or

(ii) where land was purchased between 1 September 2015 and 31 July 2021 in respect of which new planning

**The proposed development is for 100% social housing units.**

**HO P10**

Support the provision of new student accommodation at suitable locations. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended)

**The proposed development does not provide for purpose-built student housing.**

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#### **HO O39**

Meet the county's housing need for social housing provisions that a range of mechanisms, including Part V of the Planning Development Act 2000 (as amended), a social housing building programme, acquisition, Repair and Lease Scheme, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock  
**The proposed development is for 100% social housing units.**

#### **HO O40**

Support the Government's affordable housing initiatives, including the Affordable Purchase Scheme and First Home / Share Equity Scheme, introduced by the Affordable Housing Act 2021  
**The proposed development is for 100% social housing units.**

#### **HO O41**

Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing  
**The proposed development is for 100% social housing units.**

#### **HO O42**

Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.  
**The proposed development is for 100% social housing units.**

- Sustainable Rural Housing

#### **HO O43-O59**

**HP P11-P27**

**HO A7-A9**

**N/A this is an urban project.**

- Access and Entrances

**HP P28-P32**

**N/A**

- Flood Risk Management

#### **HO P33**

Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.

**N/A**

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### 3.2 Kildare Town Local Area Plan (2023-2029)

#### 6.3 Residential Development Capacity and Delivery

##### HCO1.1

Promote and facilitate the phased development of the Former Magee Barracks site in accordance with the guidance set out in Section 11.1.

**N/A.**

##### HCO1.2

Support new residential development that occurs in tandem with the delivery of supporting physical and social infrastructure identified in the Social Infrastructure

**The plan proposes a development of a backland site in the town centre of Kildare Town, supporting residential regeneration of Kildare Town Centre.**

##### HCO1.3

Encourage the appropriate redevelopment of brownfield and infill sites for a mix of uses including residential within the footprint of the existing built-up area

**The plan proposes a development of a backland site in the town centre of Kildare Town, supporting residential regeneration of Kildare Town Centre and includes a mix of 30no. own door apartments.**

##### HCO1.4

Manage the provision of one-off housing on lands zoned as 'I: Agricultural' and 'G: National Stud and Green Belt'. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy of the Kildare County Development Plan and all other normal siting and design considerations.**N/A**

#### 6.4 Residential Density, Mix and Design

##### HCO2.1

Require that a good mix of housing types and sizes is provided in all new residential areas and in appropriate brownfield/infill areas, to meet the needs of the population of Kildare Town, including the provision of appropriate supported housing and longer-term residential care solutions designed for older people and/or people with disabilities.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**



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**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing**

#### **HCO2.2**

Require that residential schemes within the Curragh Buffer Zone as identified on Map 9.1 provide detailed proposals for appropriate soft boundary treatments which should be in accordance with the criteria set out in Section 9.8 of the Plan.

**N/A**

#### **HCO2.3**

Require that residential schemes in close proximity to heavily trafficked roads or the rail line are designed and constructed to minimise noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan) and the EPA 'Environment and Wellbeing' Maps<sup>40</sup>. An Acoustic Design Statement, including proposals for postconstruction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications.

**N/A**

#### **HCO2.4**

Seek to provide Traveller Specific Accommodation at appropriate locations close to key services, including education, community, health, recreation and public transport facilities in accordance with the Traveller Accommodation Programme 2019-2024.

**N/A**

#### **HCO2.5**

Support the provision of specific purpose-built housing for older people to facilitate 'right sizing' and assisted living accommodation, particularly on the Former Magee Barracks site.

**The site location and proposed housing mix makes the proposal suitable for right-sizing.**

**The development provides 9no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing**

#### **HCO2.6**

Support the provision of appropriately designed 'self-build' houses on the sites zoned as New Residential\* (C\*) at a low residential density. A detailed design framework for each site will be required to set out overall layout, siting, access, landscaping, boundary treatments and connection to public services.

**N/A**

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**N/A** 6.5 Social Infrastructure

**N/A** 6.6 Community Facilities

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## 4. Statutory Procedures

### 4.1 Statutory Procedures – Notices

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader, which was published on the 28<sup>th</sup> of January 2025, the display period was 30<sup>th</sup> of January until the 27<sup>th</sup> of February 2025 (both dates inclusive). A Site notice was placed at the entrance to the site and was maintained on site for 4 weeks.

Details of the advertisement and notices contained the following:

#### SITE NOTICE

DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001, AS AMENDED

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001(as amended) that Kildare County Council proposes a residential development on a site at Station Road, Kildare Town, Co. Kildare.

The proposed development includes:

- The construction of 30 social housing units to include:
  - o 5no. 3 bedroom two storey duplex apartments;
  - o 1no. 3 bedroom three storey house;
  - o 2no. 2 bedroom two storey houses;
  - o 2no. 2 bedroom single storey apartments;
  - o 4no. 2 bedroom 3 person single storey apartments;
  - o 6no. 2 bedroom two storey duplex apartments;
  - o 10no. 1 bedroom single storey apartments;
- The construction of ancillary structures to include ESB substation and switchroom, secure cycle storage rooms;
- Associated site works to include: Demolition of 2no. existing cottages and associated ancillary structures on Station Road;

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- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from Station Road;
- Provision of 26no. vehicle parking spaces, 54 no. residents bicycle parking spaces, 16no. visitor bicycle parking spaces
- New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site and an Appropriate Assessment (AA) is not required.

The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment (EIA) is not required.

In accordance with Section 120(3) of the Planning and Development Regulations (as amended) any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development Ref No P82024.15 including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy at Public Display Area, Level 1, Kildare County Council, Devoy Park, Naas Co Kildare, W91 X77F on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on 30.01.2025 and ending on 27.02.2025 during office hours. Plans and particulars of the proposed development including the AA and EIA Screening Reports and



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a record of the main reasons and considerations supporting the determination not to require an EIA and AA will also be available online at

<https://consult.kildarecoco.ie/browse>

and

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/Housing/P8202415-ProposedresidentialdevelopmentonasiteatStationRoadKildareTownCoKildare/>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to **Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, Aras Chill Dara, Devoy Park, Naas Co Kildare, W91 X77F** or online via <https://consult.kildarecoco.ie>. Submissions must be made no later than 4.30pm on 13/03/2025. Submissions should be titled **“Part 8: Proposed development at Station Road, Kildare Town, Co. Kildare. Planning Ref No. P82024.15”**

All comments, including the names of those making comments submitted to the Council in regard to the scheme as outlined above, will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their Consultants. Any information which you submit via Kildare County Council's website will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Consultation Portal Privacy Policy.

#### 4.2 Circulation List

- Members: Kildare - Newbridge Municipal District
- Councillor Pat Balfe - [pbalfe@kildarecoco.ie](mailto:pbalfe@kildarecoco.ie)
- Councillor Suzanne Doyle - [sdoylemcc@gmail.com](mailto:sdoylemcc@gmail.com)
- Councillor Kevin Duffy - [kevinduffyfg@gmail.com](mailto:kevinduffyfg@gmail.com)
- Councillor Noel Heavy - [noelheavey1@gmail.com](mailto:noelheavey1@gmail.com)
- Councillor Tom McDonnell – [tommcdonnell365@gmail.com](mailto:tommcdonnell365@gmail.com)
- Councillor Peggy O'Dwyer - [peggyodwyerfg@gmail.com](mailto:peggyodwyerfg@gmail.com)
- Councillor Tracey O'Dwyer - [traceyodwyerfg@gmail.com](mailto:traceyodwyerfg@gmail.com)
- Councillor Brian O'Loughlin – [boloughlin@kildarecoco.ie](mailto:boloughlin@kildarecoco.ie)
- Councillor Chris Pender - [chris.pender@socialdemocrats.ie](mailto:chris.pender@socialdemocrats.ie)

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- Councillor Robert Power - [rpower@kildarecoco.ie](mailto:rpower@kildarecoco.ie)
- Kildare County Council – Internal Sections
- Planning Department: Gabriel Conlon, Senior Executive Officer, Martin Ryan, Senior Exec. Planner
- Water Services Section: Ibrahim Fathalla, A/Senior Engineer
- Area Engineer, Kildare Newbridge: Kevin Dunne, Municipal District Engineer
- Community Environmental, Parks Section: Simon Wallace, Senior Executive Parks Superintendent, Carmel O’Grady, Exec. Parks Superintendent
- Heritage Officer: Meabh Boylan, Biodiversity Officer.
- Strategic Projects & Public Realm Team: Pamela Pender, A/Senior Executive Architect.
- Fire Service: Niall O’Riordan. A/Chief Fire Officer, Chanel Ryan, Senior Assistant Chief Fire Officer,
- National Roads Office: Marie Whelan, Senior Executive Engineer
- Roads + Transportation: George Willoughby, Sen. Exec. Engineer
- National Office for Environmental Health: Environmental Health Officer
- Building Control - Liam McNeela
- Environment Section: Chris Galvin, Senior Engineer
- Housing Section: Siobhan Scully, Senior Executive Officer
- Economic Community & Cultural Development: Paula O’Brien, Senior Executive Officer
- Prescribed Bodies:
- An Taisce, Tailors Hall, Back Lane, Dublin 8. D08XZA3 [planningreferrals@antaisce.org](mailto:planningreferrals@antaisce.org)
- Health Service Executive, National Office for Environmental Health, Floor 2, Oak House, Limetree Avenue, Millennium Park, Naas, Co. Kildare W91 KDC2 [environmental.health@hse.ie](mailto:environmental.health@hse.ie)
- Inland Fisheries Ireland, 3044 Lake Drive, City West Business Campus, Dublin 24 [info@fisheriesireland.ie](mailto:info@fisheriesireland.ie)
- Uisce Eireann, Colville House, 24-26 Talbot Street, Dublin 1 [planning@water.ie](mailto:planning@water.ie)
- Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate St, Dublin 8 [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)

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- Department of Agriculture, Food and the Marine, Pavilion A, Grattan Business Centre, Dublin Road, Portlaoise, Co.Laois  
FOI@agriculture.gov.ie
- Department of Housing, Local Government and Heritage -  
Department of Housing, Local Government and Heritage.  
referrals@npws.gov.ie
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media -  
Room 303, 23 Kildare Street, Dublin 2  
Referrals@npws.gov.ie
- Department of the Environment, Climate and Communications -  
29-31 Adelaide Rd, Saint Kevin's, Dublin, D02 X285  
planningnotifications@decc.gov.ie
- The Heritage Council - Áras na hOidhreachta, Church Lane,  
Kilkenny, R95 X264  
mail@heritagecouncil.ie
- Environmental Protection Agency, Richview, Clonskeagh Road,  
Dublin 14. D14 YR62.  
Info@epa.ie
- Iarnród Éireann (Irish Rail), Iarnród Éireann HQ, Connolly Station,  
Amiens Street, Dublin 1  
property.dept@cie.ie      CC      Joe      Walsh      Irish      Rail,  
joe.walsh@irishrail.ie

#### 4.3 Submissions Received

Refer to the Submissions Report at Appendix A setting out the submissions received and the Housing Departments comments on those submissions.

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## 5. Recommendation

Kildare County Council is of the view that the proposed Social Housing development at **Station Road, Co. Kildare** is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023- 2029).

It is recommended that the proposed development proceeds to detailed design and construction.

Prepared by:

Alex Dutczak, MRIA

Executive Architect

Date: 31<sup>st</sup> March 2025



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## APPENDIX A – Submissions

### 1. MD Members

1 submission from members were received.

**Cllr Suzanne Doyle**

**Submitted: 24<sup>th</sup> of March 2024**

**Acknowledged: 24<sup>th</sup> of March 2024**

**Comment:**

To whom it may concern

I would like to make the following comments and suggestions by way of submission on the above planning file.

Firstly, I would like to acknowledge the high level of design that has been achieved in this proposal. It is welcome that it minimises the impact of windows onto neighbouring estates and creating a courtyard development that should engender good integration and passive surveillance for the residence in development. It is also worth noting that while this design departs from the current vernacular, it has attempted to blend well while advancing the more ambitious densities required in town centre sites. It is a pity that more of the potential adjoining sites could not be acquired to give opportunity to increase density. To that end, the design should allow for future development should other sites become available, such as the CDHA site on Melitta rd.

This development's location gives it enormous potential to be a flagship for recent Gov policy promoting the right sizing initiative, indeed given the importance of location for the success of such developments and the shortage of town centre locations, we may not be in a position to deliver such a well-located site within the foreseeable future if at all within Kildare town. It is important that all aspects of the development are designed and delivered with a view to creating an attractive environment for right sizing, in order that the potential for a socially led flag ship development is achieved that will champion the concept. To that end, I make the following points;

- The inclusion of 3 bed units is not compatible with a rightsizing community and should be re ordered to ensure that only 1 & 2 bed units are included in site.
- I note the inclusion of a number of Scandanavian style drying rooms, these should be included in all units having regard to limited outdoor drying space, the need to create conveniences that will attract potential applicants and the well documented problem of damp in houses attributed to drying clothes inside.

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- At a practical level, I have concerns for the lack of lifts on site. To age proof the properties, this should be included in design, perhaps with a shared lift shaft to an external circulating balcony that is linked over the 2/3 blocks or an external ramped walkway that gives less onerous access. While I understand that the costs are considered prohibitive, I believe this issue needs to be re visited as a practical consideration for lifelong living and the benefits of keeping an age friendly community in independent living. On that note, the internal design of the 2 storey units needs to allow for extra width in hall and stairs for future adaptation if required. The costs associated with these investments need to be considered at the macro level for economy rather than the development itself, the associated savings in extending independent living for residence far outweighs the cost of creating practical access. As a last remark, I would simply say that function should be the first principle of design. Lifts are a vital part of the function for an age friendly community.
- Internal design should include wet rooms in all units, delivered to an age friendly/ accessible standard.
- The development should be given a name that reflects the local history of the site and I would suggest the Cobblers Courtyard in deference to the Mahony family who resided on site for generations and served the local community as cobblers.
- It would be nice to include some type of novel external recreation and amenity on the site, perhaps a wall to project cinema on with a projector and sound system installed on site? It could lend itself to community integration and entertainment, without excessive costs.
- With regard to neighbouring community and impact on same. It is important that an appropriate perimeter wall be included in the project, at least 8ft high on the lowest side and block built. The set back from wall on neighbouring side needs to be appropriate and avoid leaving 'no man land space'.
- The use of upper floor roof gardens is a practical inclusion, they should however be designed in such a manner that protects the privacy and safety (potential projectiles intentional or otherwise) of neighbours. From a practical point of view that will add amenity for residents, I would suggest that the roof garden should have an appropriately located wall shelter/ gazebo that a person could sit in shade, use to store something in a dry area or have an outdoor clothes line under a shelter.
- The current trees on site appear to be in poor condition and as such the site should have a planting scheme that rather than lots of small saplings, might include a small number of more mature trees uniform in species, would suggest White Hawthorn for impact. At least one of these trees should be underlit for evening impact and have the capacity to be lit at Christmas from a mains connection.

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Thank you for taking time to consider the above observations and I look forward to seeing them expressed in amendments to proposal.

Kind regards  
Suzanne Doyle  
Member of Kildare Newbridge MD  
Drumcrea  
Tully  
Kildare  
R51T266

**Housing Department Response:**

Submission noted. The inclusion of 3 bedroom units is in-keeping with the local needs assessment. All units have access to private external space for drying in the form of a private garden or large patio area. DHLGH have indicated they would not provide funding for inclusion of Scandinavian drying rooms. These have not been included in any KCC projects but KCC capital housing are supportive of trialling on a 2-3 unit basis, given funding can be provided by KCC. Small scale implementation would be key to assess challenges and benefits.

The development, while attractive for right-sizing, has not been designated as right-sizing only. There are in excess of 20% of UD units provided on site. KCC maintenance do not support installation of lifts or shared internal spaces. All developments are own door.

Naming suggestions will be taken on board while agreeing a proposed name with the Planning Department, following the completion of the Part 8 process. Outdoor public green space with play equipment is being provided as part of the development. Provision of outdoor cinema spaces would not be supported by Housing Maintenance.

Where appropriate, existing block walls to boundaries will be retained and re-finished. Otherwise, a 2m block wall will be provided as per DHLGH design guidance.

The First Floor patio areas will be provided with an 8ft masonry wall to the interface with external site boundary/private gardens below, to minimise risk of projectiles and overlooking. KCC do not provide gazebos/garden furniture as part of Social Housing fit-out.

An arborist assessment has been included as part of the Part 8 application. Trees will be retained where possible and of value, but with the majority of the trees in poor condition, they will be removed. Treatment of trees along the boundaries will be agreed with adjoining residents.

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## 2. Internal Departments

2no. submissions from Internal Departments were received.

### 2.1 Kildare County Council Fire Service – Niall O’Riordan

**Submitted:** 4<sup>th</sup> of March 2024

**Acknowledged:** 4<sup>th</sup> of March 2024

**Comment:**

Kildare Fire Service has no objection to this planning application subject to the following conditions:

1. Firefighting water supply of at least 20 litres per second for 60 minutes at 2 bar or greater to be available from hydrants on a watermain.
2. The Applicant shall obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act.
3. All mains are to be equipped with fire hydrants to the relevant British Standard and no building is to be further than 46 metres from any hydrant measured along a hose route.

**Housing Department Response:**

Submission noted. Proposal will meet the above requirements.

### 2.2 Parks Department – Michael Yallop

**Submitted:** 19<sup>th</sup> February 2025

**Acknowledged:** 19<sup>th</sup> February 2025

**Comment:**

Assessment

The Parks Section has reviewed the documents and submitted drawings. The Landscape plan details a proposed see-saw as part of the play equipment. This would not be in line with the standard parks requirements in relation play equipment in residential developments which should have no ropes or moving and wear parts.

The proposed play space is close in proximity unit D7. It would advisable to move the play space to the central open space. The proposed seating is details using timber for its construction material. The Parks Section require seating to be constructed from recycled composite timber, galvanised powder coated metal or concrete as per the Standard Parks Requirements Document. The proposed planting details a large amount of herbaceous and under story planting. A key plan for the future of the site should be in place. The management of the landscape and who will undertake this



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should be clearly detailed. The councils Taking in charge policy should be fully understood. Some species in the proposed tree planting will need to be amended. The proposed *Gleditsia triacanthos* and *malus* species should be revised. Tree pits for large specimens should make use of structural tree cells or Stockholm solution to aid with SUDS measures. A comprehensive planting plan should be carried out for the vegetation loss on the site.

#### Recommendation

In relation to the above proposed development, this section has reviewed the application and recommends the following Condition be requested as part of any grant of permission:

##### 1.1 Landscape Design.

3.1 (a) It is a requirement of the Parks Section that the Applicant/Developer retains the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed in line with the agreed landscape proposals. The Practical Completion Certificate to be submitted by the Developer.

3.1 (b) The planting plan shall be amended to remove tree species, *Gleditsia triacanthos* and *Malus* SPP and replace with other suitable tree species. It is a requirement of the Parks Section that any proposed trees be provided with adequate planting space free from any interaction with services both above and belowground. Services include but are not limited to Mains Water, Foul water, Surface water, Electricity, Broadband and fibre, Street lights, hydrants, Car charging stations. Tree planting should be carried out to the British Standard, BS:8545:2014: Trees From nursery to independence in the landscape. The use of Structural Soil cells or Stockholm Solution for tree pit construction should be considered to provide adequate planting space and assist with SUDS drainage. Root barriers should be used as required installed to corresponding depths of services and hard infrastructure.

##### 3.2 Play Provision.

3.2 (a) The proposed play equipment (See-saw), detailed on the landscape plan, 2301-PP-00\_Landscape Masterplan, shall be replaced with a piece of equipment with non-movable parts. The equipment shall be moved to the central open space area. All play areas shall be designed to provide a variety of natural play opportunities and provide for universal access. Any proposed structures or items should not contain swings, nets, ropes, or movable parts. The path network must link to play areas. Some seating

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must be accessible and agefriendly with bound surfacing beneath. Play areas in this proposed development shall essentially be natural spaces with landscaping and natural features e.g., logs, mounding, boulders, sensory planting which minimise the use of play equipment. Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards. Proposed play items containing wood such as Robinia shall conform to European Standards. The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to Current European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement.

### 3.3 Trees and Vegetation.

3.3 (a) Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The Developer shall inform the planning authority of that appointment in writing prior to commencement of development.

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

3.3 (c) Submission of a report from the Landscape Architect/Arborist containing photographic evidence of fixed (non-movable) tree protection fencing in place in locations as per the Tree Protection Plan and confirmation from the Landscape Architect that all existing trees and hedgerows identified to be retained are retained and protected prior to development commencement.

3.3 (d) All seating shall be constructed of stone, metal or recycled composite timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas.

### **Housing Department Response:**

Submission noted. Proposal will meet the above requirements.

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2.3 **Environment Department – Ronan Toft**  
**Submitted:** 9<sup>th</sup> April 2025  
**Acknowledged:** 9<sup>th</sup> April 2025

**Comment:**

1. The provided Cundall "Part 8-Civil Basis of Design report" refers to the use of tree pits and bio retention areas as proposed Sustainable Drainage Systems (SuDS) measures however the provided surface water drainage layout drawings do not show how these have been incorporated into the surface water drainage network. The proposed layout demonstrates a "pipe to tank" approach which would not be in line with the sub catchment approach outlined in Section 7.4.6 of Kildare's Sustainable Drainage Design Guidance Document. Please revise Surface Water Drainage layout to include additional SuDS features such as swales, detention basins with low flow channel design etc in developing the above sub catchment approach and removal of underground storage systems as defined within Kildare's Sustainable Drainage Design Guidance Document. The layout should demonstrate how all proposed SuDS measures integrate as part of the overall surface water drainage and landscaping plan. Please note Underground attenuation systems are not acceptable and should only be considered a last resort (See CDP objective IN O24).

**Response:**

The proposed surface water drainage strategy has been developed in line with the principles of the Kildare Sustainable Drainage Design Guidance Document, incorporating source control and nature-based SuDS measures as far as reasonably practicable given the site constraints.

Surface water runoff from the site's road network will be captured at source using porous asphalt surfacing, which will provide initial treatment and attenuation. Impermeable footpaths will be designed to discharge to adjacent soft landscaped areas where feasible, allowing for further infiltration and evapotranspiration. Parking areas will also use permeable paving to collect and treat runoff at source.

Tree pits are integrated throughout the site and will function as bio-retention features, capturing and treating runoff from adjacent surfaces. These tree catch pits are connected to the main piped surface water network and will provide both hydraulic and water quality benefits. Runoff from building rooftops will be managed through extensive green roofs which attenuate flow and improve water quality before discharging via downpipes into the network.

While the Cundall "Part 8 - Civil Basis of Design" report mentions bio-retention areas and tree pits, it is acknowledged that their location and integration could be further clarified

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in the layout drawings. We are happy to provide updated layouts to clearly show the integration of these SuDS elements into the surface water drainage network. 2024.15 – Proposed development on a site at Station Road, Kildare Town, Co, Kildare Page 2 of 4

With respect to Section 7.4.6 and the sub-catchment approach, the current design reflects a distributed SuDS strategy through the use of multiple localised features (e.g. porous surfacing, green roofs, and tree pits) throughout the site. This achieves source control, filtration, and volume reduction at various points before any flows reach the final attenuation system.

The inclusion of swales, detention basins, or ponds has been assessed; however, due to the compact nature of the development, existing site gradients, and the need to maintain critical service separation distances, these elements could not be integrated without significantly reducing residential density or compromising accessibility and open space requirements. Likewise, rainwater harvesting and green walls were considered during the design process but deemed unsuitable for this particular typology and layout.

Given the extensive implementation of green infrastructure and infiltration-based SuDS, the use of an underground attenuation tank—designed as a soakaway—is considered appropriate as a final management step. It is only included after a comprehensive treatment train has been applied and is viewed as a last resort measure in line with CDP Objective IN O24.

In summary, the design prioritises source control and green infrastructure throughout, with underground attenuation used minimally and only where absolutely necessary. We are confident that this approach meets the intent of the guidance while balancing the operational, spatial, and functional constraints of the site.

**Comment:**

2. Clarification is required regarding how petrol/hydrocarbon pollution impact will be mitigated against on site. Please refer to Section 7.4.7 of Kildare’s Sustainable Drainage Design Guidance Document for guidance on how to mitigate through the use of nature based SuDS features.

**Response:**

In response to the request for clarification regarding the mitigation of petrol and hydrocarbon pollution on site, we can confirm that a petrol interceptor has not been proposed. However, a combination of nature-based Sustainable Drainage Systems (SuDS) features will be implemented in line with Section 7.4.7 of the Kildare Sustainable Drainage Design Guidance Document.

The proposed SuDS strategy includes the use of green roofs, tree pits, porous asphalt, and permeable paving across the site. These features are designed to treat runoff at



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source and remove pollutants prior to discharge. Specifically, the porous asphalt surfacing plays a key role in capturing and filtering out hydrocarbon particles typically associated with vehicular traffic. As runoff passes through the layers of porous asphalt, hydrocarbons and other pollutants are effectively trapped and broken down, significantly reducing pollutant loads.

Following this treatment, the surface water will discharge into an attenuation tank that functions as a soakaway system, facilitating infiltration into the ground. As all runoff will have passed through multiple filtration layers before reaching the tank, the risk of hydrocarbon or petrol contamination entering the groundwater is considered negligible.

This nature-based SuDS approach ensures that water quality objectives are met while aligning with best practices as outlined in the Kildare SuDS guidance.

**Comment:**

3. There is insufficient detail submitted regarding the proposed surface water sewer diversion. Please clarify the size of existing surface water sewer pipe and proposed diversion, the depth of pipe and the distance between the proposed diversion to adjacent structures. All diversion details must comply with Section 6 of the Greater Dublin Regional Code of Practice for Drainage Works in this regard. Final diversion details must be agreed with Kildare County Council's Road's Maintenance Municipal district office prior to any diversion taking place where surface water sewers are taken in charge by the Council.

**Response:**

At the outset of the project, we recommended extensive jetting and CCTV survey of the exiting drains traversing the site. This was necessary due to the presence of a visible blockage and surcharging of manholes within the site. These works were tendered, and the enabling works required were cost prohibitive to the Client at such an early stage of the project. A reduced scope was agreed upon and the design to date has been developed based upon limited investigations. Currently we have flow monitors installed within the drains traversing the site to help determine the type and quantum of flow which will help inform the final sizing of the diversions.

The initial observations from the flow monitoring is that there appears to be evidence of foul drainage within both lines. This was not expected as it was understood that one line was surface and one line was foul. Both lines inevitably outfall into a foul / combined sewer albeit at two different outfall points.

Our advice still remains that the full tracing of the system take place at an early stage in the construction / enabling works in order to verify our findings to date and identify any misconnections that have led to the anomalies that have been discovered.

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In summation, we cannot confirm that we are dealing with a separate surface and foul diversion at this time. The flow meter data will help identify if this is the case and we will update our findings accordingly. The findings to date point towards either two foul drains or a separate foul and surface with potential misconnections upstream on the surface water system.

**Comment:**

4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

**Response:**

As indicated in the submitted drawings, the proposed drainage design ensures the separation of foul and surface water systems in accordance with best practice and relevant standards.

Foul (wastewater) flows from the development will be collected via a gravity network and discharged to the existing foul sewer on Station Road. Surface water runoff, on the other hand, will be collected through a separate surface water drainage system and directed to an underground attenuation tank designed to promote infiltration to ground.

As detailed in item 3, the proposed train of Sustainable Drainage Systems (SuDS)—including green roofs, tree pits, permeable paving, and porous asphalt—will treat and cleanse surface water at source before it reaches the tank. Therefore, only clean, uncontaminated surface water will enter the system.

An overflow mechanism has been provided for worst-case scenarios, including the possibility of a 50% reduction in infiltration capacity. In such events, excess water will be directed through a hydrobrake to a diverted surface water sewer located along the site boundary.

It is important to note that, based on desktop studies and Ground Penetrating Radar (GPR) surveys, there does not appear to be a dedicated surface water sewer in the adjacent roads. Existing records indicate that the foul sewers in the vicinity function as combined sewers. Our current design is to have all flow up to 1:100 year storm dealt with by soakaway. We have incorporated an overflow through a hydrobrake into the existing combined system as a safety measure based on a reduced capacity of 50% in the soakaway design. In this case outflow has been limited to 2l/sec. This measure has been put in place pending full investigation outlined in response to query 3 above. We will update our design in accordance with the final solutions offered in response to the root and branch survey of the drainage system from Dara Park in due course.

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**Comment:**

5. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study and Kildare County Council's Sustainable Drainage Design Guidance Document to restrict-attenuate surface water discharge flows from the proposed development to prevent pollution and maintain the quality of adjacent ground waters and watercourses. The system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change".

**Response:**

Noted. The proposed development has been designed in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GDSDS) and Kildare County Council's Sustainable Drainage Design Guidance Document. The surface water drainage system has been developed to manage runoff through a combination of nature-based SuDS features—including green roofs, tree pits, porous asphalt, and permeable paving—with final discharge to an underground attenuation tank designed as a soakaway to promote infiltration.

The system has been modelled to cater for a 1 in 100-year storm event, in line with the GDSDS, with an additional 30% allowance to account for climate change. These design measures ensure that runoff rates are appropriately restricted and attenuated, thereby reducing the risk of surface water flooding, preventing pollution, and maintaining the quality of adjacent groundwater and watercourses.

**2.4 Roads Department – Joe Keane**

**Submitted:** 14<sup>th</sup> April 2025  
**Acknowledged:** 14<sup>th</sup> April 2025

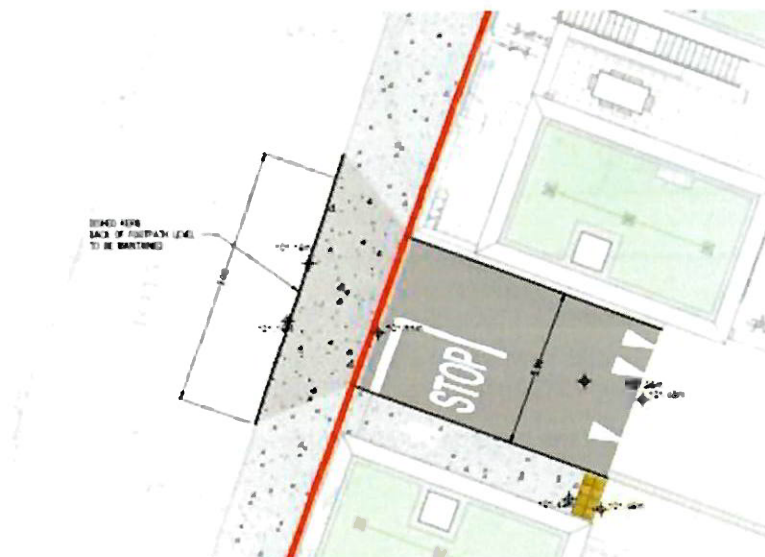
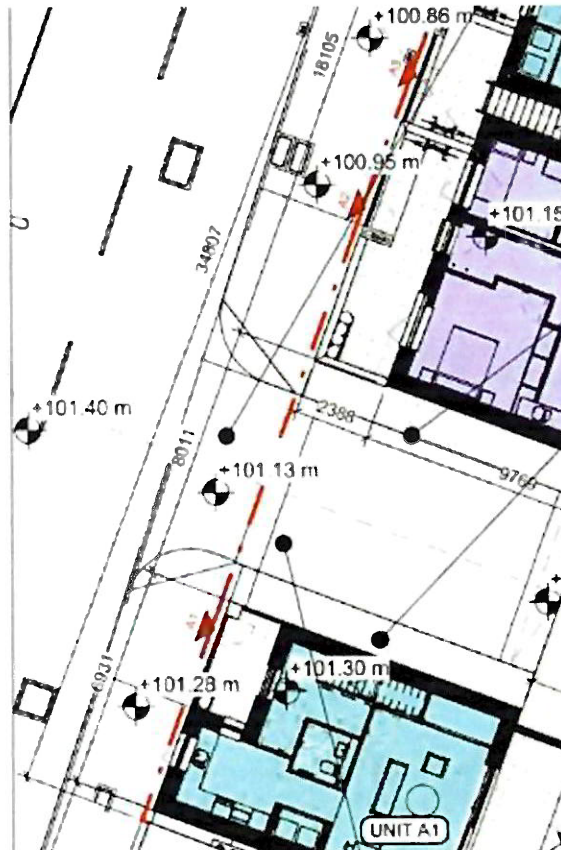
**Comments:**

**Access to the Site and Sight Visibility**

The Applicant is requested to clarify the redesign the junction with the main road.

There is concern regarding the intervisibility between vehicles entering/ exiting the development and pedestrians near the proposed boundary wall the north side of the main road junction. Sight visibility at this access should comply with the DMURS standards.

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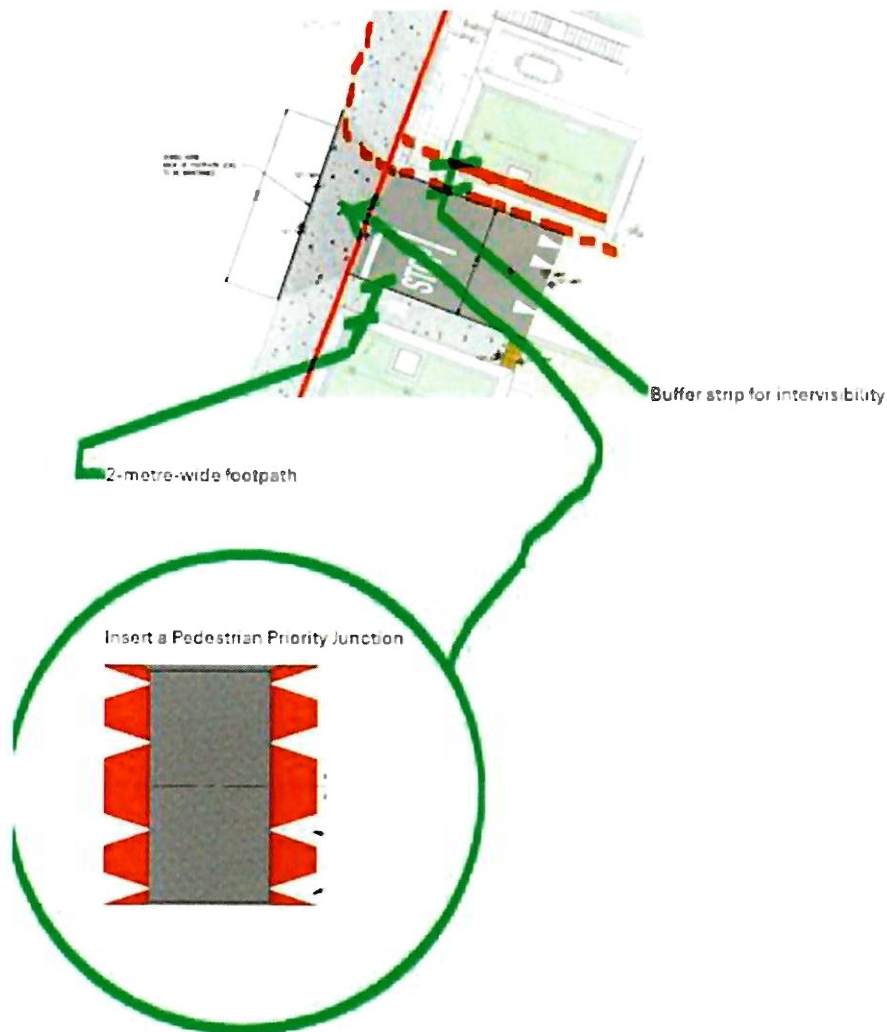


The problem with the proposed solution, following the Road Safety Audit which identified that footpaths were too narrow, was that the intervisibility strip between the boundary wall and the carriageway appears to have been removed on the north side of

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the junction to widen the footpath. However, the intervisibility strip is still required at the north side of the junction.



The indented accessible/ disabled parking bays, spaces 1,2 and 3, appear to have their sight lines obstructed by the building on either side, see diagram below for conflict to be resolved.

**Response:**

The visibility splay provided for vehicles exiting the development complies with DMURS requirements, as shown on drawing K114-CSC-ZZ-XX-DR-C-0001.

DMURS does not specify pedestrian intervisibility sightline lengths.



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Station Road Boundary wall has a height of 1100mm, this can be adjusted to form a low wall with railing above to improve intervisibility during detail design phase.

**Comment:**



**Response:**

3rd-party Quality Audit did not raise concerns regarding these parking spaces.

**Comment:**

**Priority Junction at the main road access**

1. The Applicant is requested to prepare a drawing for a priority junction at the junction with the main road, to give Pedestrians priority over vehicular traffic.

The following example is of a priority junction on the Ballinagappa Road in Clane and is based on a standard traffic calming side-slopes, "sharks teeth" and red tack coat.

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The Applicant is also requested to note the attached drawing of Flat Top Ramp with side slopes that should be modified and incorporated into the priority junction.



**Response:**

The current proposed access junction design emphasises pedestrian priority by continuing the footpath across the access without interruption. The ramped design suggested by KCC would be difficult to implement at this location, as the existing footpath is not sufficiently raised above the Station Road carriageway. It would be necessary to ramp up the footpath to either side of the access, and the effective width of the footpath across the access would be reduced.

**Comment:**

The Applicant is requested state the following on a drawing:

“Where works are being carried out by the Developer’s contractor, on the public road, all works involving the opening of roads or footpaths shall be carried out under a Road Opening Licence submitted to the relevant Municipal District Area Office through the MRL system to ensure the following items are assessed.

- a) Contractor’s experience and competence to conduct such work.
- b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).
- c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.

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d) Relevant Insurance's to conduct such works."

**Response:**

All CSC drawings can be revised to include this text.

**Comment:**

**Car Parking**

A reduction in parking facilities is proposed on the site from 30 car parking spaces to 26 car parking spaces in view of the location of the transport links in the proximity of the site which is well served by both bus and rail.

Car parking spaces should be at least a minimum width of 2.5 metre and a depth of 5 metres on a durable permanent surface, with circulation aisles of 6 metres.

Wheelchair accessible parking space(s) should be 2.4 m wide with an additional 1.2 m clearance zone on either side in compliance with section 1.1 TGD Part M.

Parking should be provided on a durable permanent surface with white lines, marking out the bays, 100 mm wide in a durable permanent material.

**Bicycle Parking**

More secure Bicycle Lockers should be provided within the front site curtilage for of the individual terrace units.

The Applicant should consider a suitable architectural bicycle locker structure in keeping with a residential development with the equivalent security offered by a Bicycle Locker or Access Controlled Modular Bike Parking Locker.

It will be important to make provision for larger/heavier cargo and electric bikes and for individual lockers. (ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided

**Electric Charging Points**

The Applicant is requested to make provision for overnight charging of Electric Vehicle (EV) by installing Charge Points as follows.

(a) Ideally all residential parking should be within the curtilage of individual housing units or private spaces tied to the units are provided, electrical charge points to be

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provided to allow for the charging of Electric Vehicles (EVs), linked to the individual domestic smart electricity meter without any trip hazards.

(b) Where parking associated with units is being supplied on street, dedicated charging points for use by residents are to be provided adjacent to parking spaces. The charging points should operate on metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility. The Applicant is requested to confirm that these will not be Taken in Charge by the Local Authority.

Option (a) above may be 1/3 of the price of option (b) for future residents, based on the availability of night time electricity, avoidance of on street third party maintenance and billing and MIC charges.

The EV Chargers are to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register and should support the use of renewable energy and improve urban air quality.

**Response:**

No parking is proposed within unit curtilages, all parking is proposed as communal parking to be managed by the local authority housing department. Option (a) is not feasible as a result.

**Comment:**

**Access Road Details**

We recommend that the proposed footpath width should be 2.0m and that the new estate road width should be a minimum of 5.5m to ensure adequate width for road users and in particular HGVs accessing this estate. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards.

Corner radii shall be between 4.5 metres and 6 metres in final detail drawings for kerb alignment at junctions.

**Response:**

Proposed footpath/circulation path width within the development is 1.8m wide in compliance with DMURS. 2m width is feasible within the development but is not feasible at the entrance between the Station Road fronting buildings due to site constraints.



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These minimum footpath and carriageway widths are met by the proposed access design. If the access junction design is modified to include defined kerbs, then a 4.5m kerb radius can be ensured, although this is greater than the 3m radius recommended by DMURS.

**Comment:**

**Public Lighting**

Public lighting should be examined and designed to comply with current KCC Public Lighting Standards and should include an assessment of existing lighting in the area of the proposed development. Landscaping should not interfere with the public lighting and public lighting columns should be located at the back of the footpaths.

Prior to the commencement of the development lighting details shall be submitted to include a lux contour drawing and ducting/ wiring drawing with details of micro-pillars.

**Response:**

Noted.

**Comment:**

**Road Safety Audits**

A revised Road Safety Assessment Stage 2 shall be conducted by an independent accredited Road Safety Auditor for the proposed development. The RSA recommendations shall be incorporated into the detailed design. The developer shall check the intervisibility between vehicle drivers and passing pedestrians behind walls and boundaries at the junction with the main road and at the disabled persons' parking bays.

A Stage 3 Road Safety Audit shall be conducted, by an independent approved and certified Auditor, on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works prior to the occupation of the housing units. The implementation of the RSA recommendations shall be incorporated into the detailed design.

**Response:**

Noted.

**Comment:**

The Applicant is requested to note the following on the roads drawing:



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(a) CBR tests shall be undertaken in accordance with Section 2.16 of the Department of Environment and Local Government “Recommendations for Site Development Works for Housing Areas” and as required to determine the subgrade strength under the proposed site access roads. The results together with a suitable pavement design in accordance with TII document DN-PAV-03021 shall be submitted to Kildare County Council for written consent prior to the commencement of development.

(b) The internal roads, with the exception of the indented permeable parking, within the development shall be finished with a surface course to be Stone Mastic Asphalt, SMA 10 surf PMB 65/105-60 des 45mm thick, in compliance with 5.1.1 of TII Specification for Road Pavements- Bituminous Materials CC-SWP-00900 or similar approved by the Planning Authority. All surface water drainage gullies shall be fitted with suitable locking type covers or gratings or drain directly to swales or appropriate SuDs features.

**Response:**

Noted.

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### 3. Prescribed Bodies

1no. submissions from Prescribed Bodies were received.

#### 3.1 Uisce Éireann– Dermot Phelan

**Submitted:** 28<sup>th</sup> February 2025

**Acknowledged:** 28<sup>th</sup> February 2025

**Comment:**

Uisce Éireann's Recommendation:  
No Objection in Principle

**Uisce Éireann's Assessment/Observation(s):**

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible subject to upgrades. The COF states a water connection is feasible without infrastructure upgrade by Uisce Éireann. The COF states a wastewater connection is feasible Subject to upgrades. In order to accommodate the proposed connection, approximately 90 metres of the existing 150mm gravity sewer on Station Road has to be upgraded to 225mm pipe. The Developer will be required to fund the upgrade works. The fee will be calculated at a connection application stage. Uisce Éireann respectfully requests any grant of permission be conditioned as follows; The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

**Uisce Éireann's Standard Condition(s):**

The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

**Housing Department Response:**

Submission noted. Proposal will meet the above requirements.

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## 4. Public Submissions

5no. submissions from members of the Public were received.

### 4.1 Liam O’Keefe – Station Road, Kildare Town

**Submitted:** 17<sup>th</sup> February 2025

**Acknowledged:** 20<sup>th</sup> February 2025

**Comment:**

Refer to Appendix B

**Housing Department Response:**

An extensive overshadowing and sunlight study was carried out to determine the impact of the development on adjacent properties. Minimal impact (but within acceptable levels) was only noted to 4 Dara Park, which is not the source of this submission. The design of the units is such that there are no windows above ground floor level in any of the proposed facades facing directly onto the boundaries, no eliminate overlooking issues. First floor external patio areas are furnished with 1.8m high masonry walls where facing neighbouring gardens.

The proposal includes a reduced parking provision due to its town centre location to reduce burden on local traffic. A full traffic and transport assessment was carried out and was made available as part of the Part 8 submission.

### 4.2 Residents of Campion Crescent – Campion Crescent, Kildare Town

**Submitted:** 17<sup>th</sup> February 2025

**Acknowledged:** 20<sup>th</sup> February 2025

**Comment:**

Refer to Appendix C

**Housing Department Response:**

The documentation references 3, 2 and 1 storey units as part of the site and newspaper notices. The provided drawings and reports show the scale of the development as intended. The proposed 1 to 3 storey development is appropriate for a town centre, urban infill site and has been discussed with and reviewed by the KCC planning department.

KCC are currently in the process of establishing on ground and land registry boundaries, and will engage with neighbouring properties to reach agreement prior to construction commencing. The treatment of any existing trees on boundaries will also be discussed.

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The design of the units is such that there are no windows above ground floor level in any of the proposed facades facing directly onto the boundaries, no eliminate overlooking issues. First floor external patio areas are furnished with 1.8m high masonry walls where facing neighbouring gardens. The proposal looks to revitalise a prime town centre site which is currently occupied by derelict cottages with little value and used as a dumping ground.

#### 4.3 Sarah Ennis– Campion Crescent, Kildare Town

**Submitted:** 3<sup>rd</sup> March 2025

**Acknowledged:** 3<sup>rd</sup> March 2025

##### **Comment:**

To whom it may concern,

I am a local resident and have written to outline my observations on the above planning application.

While it is very welcomed that there is a plan to deliver much needed residential units to the housing supply there are a number of points with this development that I would like to outline.

##### **Density of the Units**

The proposed development outlines a plan of 30 units for the area size of 0.502Ha.

The 30 unit plan appears to be excessive for the size of the area.

The Kildare County Development Plan 2023-2029 Core Strategy outlines a target of 35-40 units per 1 hectare for Kildare Town.

Considering that Town Centre plans are permitted to have higher density than the standard, to build 30 units is almost double the Core Strategy target residential density and appears excessive for the 0.504HA in space.

For further reference, in the Meath County Development Plan 2021-2027, it outlines a density target of 45 units per 1 hectare on more centrally located and strategic lands. This bolsters the fact that the planned quantity of 30 per 0.502HA is excessive.

**Source:** <https://consult.meath.ie/en/consultation/consolidated-meath-county-development-plan-2021-2027-incl-variations-1-2>

##### **Height of Blocks**

The plan outlines that the units are made up of 1, 2 and 3 storey units but essentially all of the blocks are 3 storeys in height reaching to 10m.

The 3 storeys 10m height appears excessive and does not fit in with the area as the surrounding residential units are 1 or 2 storeys.

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While the Kildare Town Local Area Plan 2023-2029 outlines there is no upward limit on buildings in Kildare Town, the area of the site is a residential area with primarily 2 story or bungalow type houses. The height of these blocks will overshadow the current residents in the area depreciating the value and quality of light to their homes.

The Architectural Part 8 Report Part 2 notes there is possible visual impact on protected / historic views. It details on page 21 and 22 of document that the view HS4 from Melitta Road could potentially be impacted by development and view 11 on Melitta Road / Campion Crescent and View 13 on Melitta Road could potentially be impacted by development due to the size and scale of the blocks. These views should be protected as they are of historical value to the town.

#### Bike traffic and safety

The proposed development outlines that there will be provision of 54 residents bicycle parking spaces and 16 visitor bicycle parking spaces. There is currently no cycle lane at any point along Station road. The road is a heavily trafficked route, functioning as the main road from one side of the town to the other and the main route to the train station. There are no safety measures in place on Station road and increased bike traffic will increase the risk to drivers and bike users.

While the Kildare Town plan outlines details for bike lanes on Melitta Road in the Short/medium term, the plan identified that bike lane feasibility on Station Road (north of Bride Street) would be determined by a detailed study. No feasibility study appears to have taken place to date.

#### Visual Screening by Trees

While the Impact Assessment Report outlines the trees are retained to ensure view screening, those trees could become damaged in future and need to be removed. Can the maintenance plan of the site include provision that any trees that are damaged or deemed unsafe that are removed in future be replaced to ensure continued visual screening to the site to minimise the visual impact of the structures proposed?

#### Type of Units

The site would be better served low rise with Age Friendly accommodation to give the option for the elder residents of the town to downsize from their houses. This would allow the availability of multi-room houses to be freed up in the locality for new residents and families to secure for their future needs.

#### Resources in the town

As the town rapidly expands with more residential units, the towns already stretched resources such as schools, gp access and childcare facilities will be put under more pressure. The council should consider the inclusion of these vital facilities in the development in a manner such as private developers are required to provide when they build housing to the area.

Yours sincerely,  
Sarah Ennis



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#### **Housing Department Response:**

##### **Density of the Units**

The proposed density is 60.6 units/ha and is in line with the Kildare Town Local Area Plan and the guidance of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. The density has been reviewed by the KCC planning department.

##### **Height of Blocks**

The scale of the proposal is proportional and appropriate for a town centre urban infill site. The scale of the proposal has been modulated at the street interface to tie in with the properties either side.

An extensive overshadowing and sunlight study was carried out to determine the impact of the development on adjacent properties. Minimal impact (but within acceptable levels) was only noted to 4 Dara Park.

Protected views will be minimally impacted by the development as per submitted report.

##### **Bike Traffic and Safety**

Bike parking facilities have been provided as per the requirements of KCC planning and DHLGH guidelines to encourage active travel and provide secure storage within the development.

##### **Visual Screening by Trees**

The site will remain in KCC possession. Any trees deemed damaged or dangerous will be monitored by Housing Maintenance.

##### **Type of Units**

The proposed housing mix includes a number of ground floor 2 and 1 bedroom apartments to Universal Design Standard, which would be suitable for right sizing and ambulant users. The proposed housing mix on the whole reflects local need.

##### **Resources in the town**

Noted

#### **4.4 Conor Mahon – 3 Dara Park , Kildare Town**

**Submitted:** 17<sup>th</sup> February 2025

**Acknowledged:** 20<sup>th</sup> February 2025

##### **Comment:**

To whom it may concern,

I wish to make a submission on the following points:

The removal of the ash tree in the very corner of the property that borders 3 Dara Park. This will improve sunlight exposure to the back of the property, which is predicted to reduce by approx. 10% as per the sunlight report carried out by the Design Team on this project. Also, with the prevalence of Ash Dieback in Ireland at present, leaving this tree

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in place will give rise to safety concerns to residents of both 3 Dara Park and for the new development going forward. Potential damage to the roots and soil surrounding the tree, during the construction process, increase the likelihood of the tree falling and causing damage. The removal of this tree would prevent any liability of potential damage.

The construction of a two-meter-high capped, brick wall on the boulder between the property and both 3 Dara Park and 4 Dara Park. The proposed wooden fence to be erected on the boundary is not a reliable long term solution for the maintenance of the boundary between the properties as there is no guarantee that this fence will be adequately maintained in order to prevent it from rotting and falling apart. Whereas a brick wall would guarantee that the boundary will remain intact for years to come and reduce the need for the County Council to maintain the perimeter.

**Housing Department Response:**

The KCC housing department will liaise with the residents on treatment of trees located on the boundary, and a decision will be made based on arboricultural advice.

The boundary treatment will be 2m tall masonry walls as per DHLGH guidance.

4.5 **Tony Monahan – 4 Dara Park , Kildare Town**  
**Submitted:** 13<sup>th</sup> March 2025  
**Acknowledged:** 19<sup>th</sup> March 2025

**Comment:**

Refer to Appendix B for handwritten submission

**Housing Department Response:**

An extensive overshadowing and sunlight study was carried out to determine the impact of the development on adjacent properties. Minimal impact (but within acceptable levels) was only noted to 4 Dara Park. The daylight levels will be minimally affected, with no impact on sunlight levels, as the property is located to the south of the proposed development. The design of the units is such that there are no windows above ground floor level in any of the proposed facades facing directly onto the boundaries, no eliminate overlooking issues. First floor external patio areas are furnished with 1.8m high masonry walls where facing neighbouring gardens.

## APPENDIX B – Handwritten Submissions

Tony Monahan