

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

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

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

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

Type of Development:	Residential – 28 no. residential units comprising of 21 no. houses and 7 no. apartments.
Part 8 Ref	P82025.02
Site Address	Craddockstown Road, Naas, Co.Kildare.
Development proposed by	Housing Department
Display period	Advertised in the Leinster Leader on 18 th March 2025. Public display period from 20 th March 2025 to 17 th April 2025. Submissions/observations due by 1 May 2025
Submissions Observations Reports	2 no. submission was received from Prescribed Bodies, 4 no. reports were received from internal departments. 2 no. submission received from a public representative. 2 no. submissions received from members of the Public.

1. Site Location & Context

The application site is located approximately 1.4km to the south-east of Naas town centre. Site access is proposed along Craddockstown Road (L-6043) which has been identified as Local Secondary Road.

The subject site is currently vacant and is bound by a housing estate to the north-east and east, an agricultural field to the south, a residential bungalow to the south-west, Craddockstown Road to the west, and a residential bungalow to the north-west.

The site is relatively flat but gently slopes down in a northerly direction with the highest point being the southern corner with an elevation of approximately 118.8 metres and the lowest point being the northern boundary with an elevation of approximately 117.5 metres.



Fig 1: Site location map (subject site denoted with red star)



Fig 2: Aerial of site – Image from GIS (application site denoted in yellow)

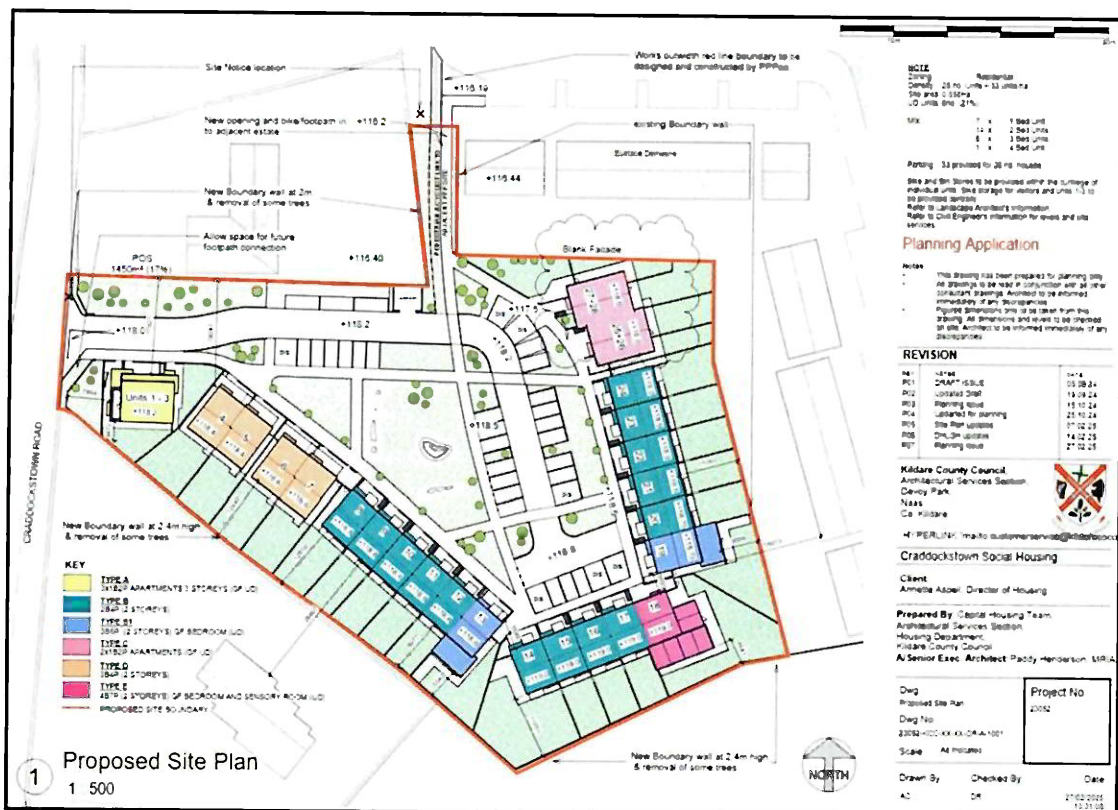


Fig 3: Site Layout Plan submitted in support of the application.

2. Description of Development

The proposed development includes:

- 28 no. residential units. Including: 21 no. houses and 7 no. apartments comprising:
 - 7 no. one bed units
 - 14 no. two bed units
 - 6 no. three bed units
 - 1 no. five bed unit including sensory room
- Renewable energy design measures for each housing unit which may be provided externally,
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features,
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate,
- Associated site and infrastructural works including provision for (a) 1 no. ESB substation and switchroom; (b) car and bicycle parking; (c) public lighting; (d) bin storage; (e) temporary construction signage; (f) estate signage; and (g) varied site boundary treatment comprising walls and fencing, and
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

2. Purpose of Scheme

“The proposal includes 28no residential units which will be social housing units and added to Kildare County Council housing stock. The units are required to deliver the housing stock as identified in the Kildare County Council Housing Action Plan and “Housing for All”. The proposed units are distributed around the perimeter of the site, providing the residents with private outdoor space. A generous central green space is created as a shared amenity for residents. A 3 Story own door apartment block marks the entrance to the development, with 2 story semi-detached and terrace housing, and own door apartments spread across the rest of the site. Tenants for the units will be provided from the Kildare County Council Housing list.”

4. Planning History

Part 8 application, P82017.005 granted for 74 no. residential units to the north-east of the development.

5. Supporting Documents

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

- Application Form
- Newspaper Notice
- Site Notice
- AA EIA screening
- AA Report1
- EIA Report
- Privacy Statement
- Circulation List
- Cover Note and Design Statement
- Arch. Drawing
- Eng. Drawings
- Surface Water Calculations
- Foul Water Calculations
- Eng Planning Report
- Flood Risk Assessment Report
- Landscape Design Statement
- Landscape Drawings
- Landscape Works Maintenance
- M&E Drawings
- M&E Lighting Report
- Road Safety Audit Report
- Flood Risk Assessment Report
- Proposed Swept Path Analysis Layout
- Site Survey Information
- SuDs Matrix
- Site Investigation Report
- Bat Report
- Arboricultural report
- Archaeological Impact Assessment Report
- Uisce Eireann Confirmation of Feasibility
- Traffic and Transport Assessment
- Mammal Survey

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 KCC Departments/Sections

- Transportation Department: No objection, subject to conditions.
- Parks Department: Further clarification requested. Addressed in Housing Department's report.
- Environment Department: Further clarification requested. Addressed in Housing Department's report.

- Environmental Health Officer: No objection, subject to conditions.

Prescribed Bodies:

- National Roads Office: No comment.
- Uisce Eireann: No objection, subject to conditions.

Public submissions

2 no. public submissions were received.

Public Representative

2 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 Naas 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,
 - protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,
- c) realise opportunities for adaptation and reuse of existing buildings and for incremental backland, brownfield and infill development, and
- d) 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

Naas Local Area Plan 2021-2027

The subject site is zoned **C- New Residential** in the Naas Local Area Plan, 2021 – 2027 where it is an objective;

“To provide for new residential development.”

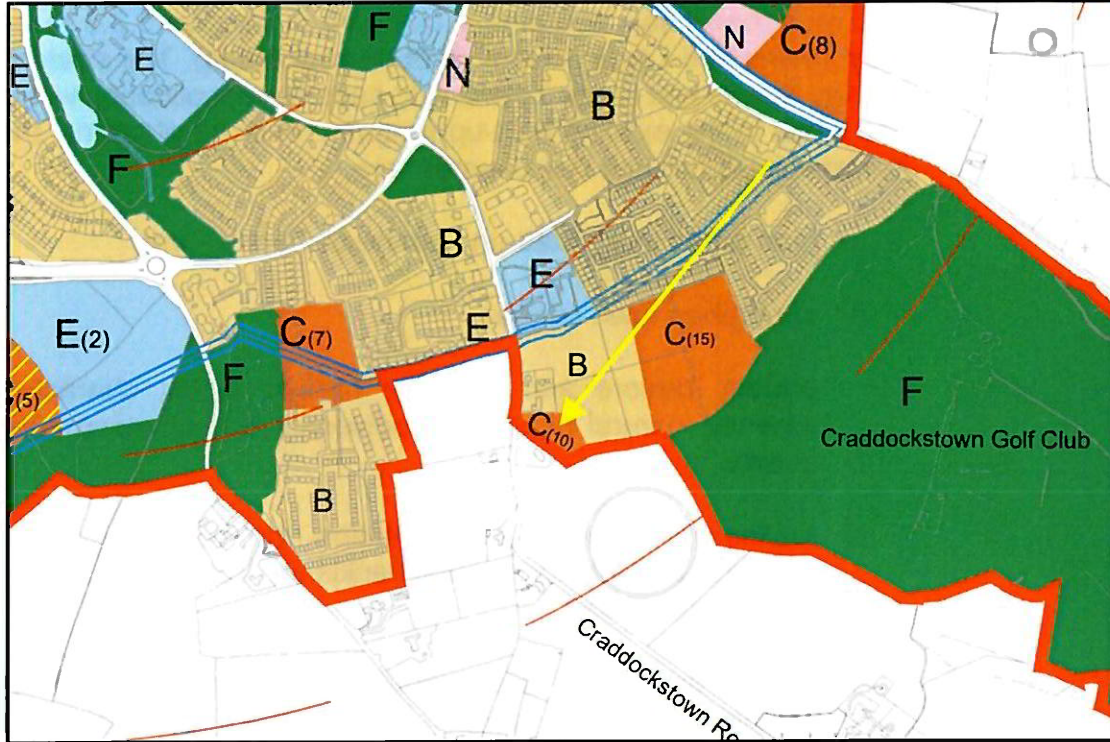


Fig 5: Extract of Naas Land Use Zoning Map (Site location denoted with a yellow arrow)

8. Built / Natural Heritage

Built Heritage	There are no Protected Structures within the application site boundary and there no protected Structures within 500 meters of the site.
Archaeological Heritage	There are no recorded monuments within the application site. KD019-074: An Enclosure, is located approximately 420 meters to the south of the site.
Natural Heritage	Poulaphouca Reservoir SPA is located approximately 8.4 km to the east of the site.

9. Assessment

Proposed Development

The proposed development includes:

- 28 no. residential units. Including: 21 no. houses and 7 no. apartments comprising:

- 7 no. one bed units
- 14 no. two bed units
- 6 no. three bed units
- 1 no. five bed unit including sensory room
- Renewable energy design measures for each housing unit which may be provided externally,
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features,
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate,
- Associated site and infrastructural works including provision for (a) 1 no. ESB substation and switchroom; (b) car and bicycle parking; (c) public lighting; (d) bin storage; (e) temporary construction signage; (f) estate signage; and (g) varied site boundary treatment comprising walls and fencing, and
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

Environment and Biodiversity

Several reports were prepared in order to assess the impact of the proposed development on the environment and biodiversity. Their findings can be broadly summarised as followed:

1. EIA Screening Report
It is considered that the proposed residential development is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) Report is not required in this instance. The conclusions are made under the assumption that good construction site practices and mitigation measure are implemented and will mitigate any risk of pollution to the receiving environment.
2. AA Screening Report
There will be no likely significant negative impacts caused to any European sites as a result of the proposed works. A Natura Impact Statement (NIS) is not required.
3. Badger Survey
There were no signs of badgers in November 2024 but given the adjoining agricultural lands, it is probable that badgers travel through the neighbouring lands and may occasionally enter the site. The impact is considered to be slight to negligible negative impact of permanent nature.

Mitigation of construction impacts – None required.
Impacts of construction after mitigation - There will be no impacts upon badgers following development of the site.

4. Bat Survey Report

The bat roost potential assessment identified several trees and hedgerows with 'moderate' and 'high' bat roost potential, particularly along the west, southwest, and southeast boundaries.

Recommendations:

- Establish a 5m dark buffer zone along retained treelines and hedgerows, maintaining light levels below 0.5 lux at ground level.
- Conduct pre-felling surveys of trees with moderate or high bat roost potential during October-November, outside sensitive maternity and hibernation periods.
- Implement a carefully designed lighting strategy that adheres to best practice guidelines for bat conservation.
- Enhance habitats through native species planting and installation of bat boxes.
- Develop a detailed Construction Environmental Management Plan (CEMP) to protect retained vegetation and wildlife during construction.

Architectural & Archaeological Heritage

The site contains no recorded monuments, protected structures, and is not located within an identified zone of architectural potential.

An Archaeological Impact Assessment Report has been prepared for the proposed development. No archaeological structures, features or deposits were observed or excavated during the preparation of the report.

Civil Engineering – Surface Water Drainage, Foul Water Drainage, Water Supply System and Flood Risk Assessment

A civil engineering report was prepared for the proposed development where Surface Water Drainage, Foul Water Drainage, Water Supply System and Flood Risk were assessed. The following was concluded.

1. Surface Water Drainage

All possible Sustainable Drainage System (SuDS) mechanisms that could viably be used on this site have been explored. SuDS measures to be used on site include, permeable surfacing, tree pits, rain gardens, and soak away systems. The on-site surface water system is designed for a 1 in 100-year storm. A 30% increase in runoff due to global warming has also been included.

2. Foul Water Drainage

The foul drainage system for the development is a gravity feed system falling to an existing foul manhole on Eustace Demesne Drive Road north of the site. The main foul sewers in the proposed development are to consist of 150mm diameter uPVC pipe and 225mm diameter uPVC pipes with required fall designed throughout to minimise the risk of blockages and to aid maintenance. The development will not result in a significant increase in foul discharge from the site on the public system. A roughness coefficient(ks) of 0.6mm is applied to the design of all pipes. The existing 150mm diameter uPVC pipe in Eustace Demesne Drive Road to be upgraded to 225mm diameter uPVC pipe.

3. Water Supply System

There is an existing 100mm diameter water main on Eustace Demesne drive Road north of the site. The proposed 100mm HDPE looped watermain on site will connect into this main line.

4. Flood Risk Assessment

The risk of flooding was found to be minimal.

Transportation

A Traffic and Transport Assessment was conducted for the proposed development. The following was found:

It can be concluded, based on the results of the analysis, that the proposed Social Housing development will not have a significant impact on the existing road network. However, the signalised 4-arm junction (Junction 1) is already at capacity, according to the conservative analysis undertaken, and upgrades might be required in the following years to accommodate the increase in traffic.

A general improvement of the existing infrastructure is necessary for part of the Craddockstown Road between the Craddockstown Road / Eustace Demesne Drive junction and the proposed site entrance. Adding footpaths and cycle track from the proposed site entrance up to the Junction 4 improved as a part of the Craddockstown Road Active Travel Scheme, will be beneficial for the safety of vulnerable users.

Planning Assessment

Principle of Development

The subject site is zoned C - New Residential in the Naas Local Area Plan 2021 - 2027. It is considered that the principle of a greenfield residential scheme is acceptable at this location, which is in close proximity to the town centre.

Density

The subject development is considered a Suburban/Urban Extension as defined in Section 3.3.3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

The policy and objectives of this guideline document is 30 to 50 dwelling units per hectare. The proposed density of 32.6 dwelling units per hectare is considered appropriate and in-line with the guidelines.

Housing Mix

The housing mix provides for a range of own door apartments and houses ranging from 1 to 5 bedrooms. It is considered that the proposed mix is appropriate and makes provision for people at different stages of their lives.

The proposed development provides 6 no. Universal Design housing units which is in excess of the 20% required under the Kildare County Development Plan 2023-2029. It is considered that the Housing Mix is acceptable.

Housing Design and Standards

The vast majority of homes are 2-storey structures save for the apartment block located near the entrance which is a 3-storey structure. Overlooking appears to have been mitigated through design, and it is considered that the scale ties in well with the surrounding sites. The overall finish of the housing units is generally acceptable – however, it would be preferable for the finishes to reflect the finishes established in the housing development located directly to the north of the site (PPP development). A condition will be recommended. The housing units appear to meet the standards required in terms of private open space, room sizes and internal storage.

Layout

The proposed housing blocks form a perimeter along the eastern, southern, and south-western boundaries and enclose a public open space in the centre. The internal road gains access from Craddockstown Road and runs in an easterly direction for approximately 70 meters before deviating in a south-easterly direction for approximately 40 metres. The proposed internal street tapers from 6 meters at the entrance down to 5.5 meters. The easterly leg of the street chicanes slightly. 33 parking bays are proposed at various positions along the internal road. This street is considered acceptable.

A proposed pedestrian and cyclist permeability link is proposed to the north and leads from the proposed development into the housing estate located to the north. There are concerns that this permeability link is not provided with passive surveillance from existing and proposed residential housing units.

The public open space, located in the centre of the development, is bisected by various pedestrian paths and some cross the internal road at approximately 3 no. locations. The proposed public open space is overlooked by all of the dwelling units in the development. The space also appears to be well designed to enable a range of uses, including leisure and play. The proposed public open space plays an important role in the development's Sustainable Drainage System as a number of swales and tree pits are proposed therein. The scale and layout of the proposed public open space is considered acceptable.

Vehicular Access

Access into the development is gained from Craddockstown Road. The proposed access comprises of 2 no. lanes, measuring a total 6 meters in width. A pedestrian path leads along the proposed internal road from the development up to the intersection with Craddockstown Road. No pedestrian infrastructure has been proposed at the access along Craddockstown Road. This is a concern.

Landscaping

Significant tree and hedgerow felling has been proposed along the proposed permeability link, the southern and south-western boundary, and the western boundary. 73 no. new trees have been proposed in the landscape design statement scattered throughout the site.

This scale of tree felling is considered unacceptable and is contrary to the findings of the Bat Survey, which identified several trees and hedgerows with 'moderate' and 'high' bat roost potential, particularly along the west, southwest, and southeast boundaries. Felling at the proposed scale will be contrary to policy **BI P4** of the Kildare County Development Plan 2023 – 2029. **A condition** will be proposed to retain a 5-metre-wide buffer of hedgerow along the southern and south-western boundaries.

The landscape design statement has proposed several species of trees to be planted in the proposed development. Some species could not be located in Table 15.1 of the Kildare County Development Plan 2023 – 2029. **A condition** will be proposed to ensure compliance with the County Development Plan. The overall plan is considered acceptable.

Boundary Treatment

Brick and mortar boundary walls measuring 2 meters in height, have been proposed along the entire northern boundary (save for the break for the permeability link), brick and mortar boundary walls measuring 2.4 meters in height and have been proposed along the entire length of the southern boundary.

The proposed 2.4-metre-high wall along the southern and south-eastern boundary is considered excessive and unnecessary. A Half height x-block

and wired fence is proposed by the Parks Department to mitigate the impact of the boundary treatment on the existing hedgerow and to facilitate the 5-metre-wide buffer. **A condition** will be proposed in this regard.

10. Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023– 2029
- Naas Local Area Plan 2021-2027
- 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 generally be in accordance with the provisions of the Kildare County Development Plan 2023 –2029 and the Naas Local Area Plan 2021 - 2027 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 Naas Municipal District that the proposed development be proceeded with, subject to the modifications set out below.

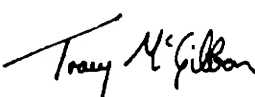
1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 20th March 2025, except where altered or amended by the following modifications.
2. The proposed external finishes of the proposed development and public realm palette of materials shall be similar to / complement those provided at the Eustace Demesne Housing Estate, located to the north-east of the site. These finishes shall be agreed in writing with the Planning Authority prior to commencement of development.
3. Prior to the commencement of development, a pre-felling survey of trees with moderate or high bat roost potential shall be conducted during October–November, outside of sensitive maternity and hibernation periods, and submitted for the written agreement of the Planning Authority.

4. A suitable buffer along the southern and south-western boundary shall be provided to retain the existing hedgerow. A half height x-block and wired fence shall be provided to delineate the buffer. Prior to the commencement of development, details and plans of this buffer area and associated boundary treatment shall be submitted for the written agreement of the Planning Authority.
5. All Landscaping shall be carried out in accordance with the Landscape Design Statement, and the Part 8 Landscape Drawings, except as amended with the written agreement of the Parks Department of Kildare County Council. Only native trees, as identified in Table 15.1 of the Kildare County Council Development Plan 2023 – 2029, shall be permitted.
6. Final details regarding the requirements of the Parks Department of Kildare County Council, as identified in their submission and addressed by the Housing Department in its report on submissions (included as Appendix 2 of this report), shall be agreed with the Planning Authority prior to the commencement of development.
7. Final details regarding the requirements of the Transportation Department of Kildare County Council, as identified in their submission and addressed by the Housing Department in its report on submissions (included as Appendix 2 of this report), shall be agreed with the Planning Authority prior to the commencement of development.
8. Final details regarding the requirements of the Environmental Health Office of Kildare County Council, as identified in their submission and addressed by the Housing Department in its report on submissions (included as Appendix 2 of this report), shall be agreed with the Planning Authority prior to the commencement of development.
9. Final details regarding the requirements of Uisce Éireann, as identified in their submission and addressed by the Housing Department in its report on submissions (included as Appendix 2 of this report), shall be agreed upon prior to the commencement of development.
10. 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 with the Planning Authority prior to commencement of development.
11. Final details regarding the requirements of 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 with the Planning Authority prior to commencement of development.


12. 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.

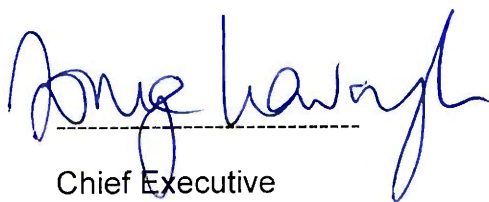
13. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alteration to these times shall be subject to the prior written consent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



José Monteiro
Assistant Planner
24/06/2025


Tracy McGibbon
Senior Executive Planner
25/6/2025

Signed: 

S. Willoughby
Senior Planner
25/06/2025

Chief Executive
25/6/2025

Appendix 1: AA Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT	
(A) Project Details		
Part 8 ref	P8 2025.02	
Applicant name	Housing Department	
Development Location	Craddocktown Road, Naas, Co. Kildare	
Site size	0.858Ha	
Application accompanied by an EIAR (Yes/NO)	No	
Distance from Natura 2000 site in km	Poulaphouca Reservoir SPA is located approximately 8.4 km to the east of the site.	
Description of the project/proposed development 28 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	Impacts on sites designated for freshwater habitats or species. <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	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley,	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or</i>	NO

	Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	heath), or within 1 km of same?	
3	Impacts on designated terrestrial habitats. <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 woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

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

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

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

(G) SCREENING CONCLUSION STATEMENT <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)	
Justify why it falls into relevant category above (based on information in above tables)		
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.		
Name:	José Monteiro	
Position	Assistant Planner	
Date:	24/06/2025	

APPENDIX 2

SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION

File: 23-052-KCC-XX-XX-PM-RP-0001-Housing
Report-P01
Author: AD
Status: S4
Revision: P01
Date: 25-Jun-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 Craddockstown, Naas, Co. Kildare

P82025.02

Prepared by:

Alex Dutczak, MRIAI,
Executive Architect
Architectural Services Section,
Kildare County Council,
Aras Chill Dara,
Devoy Park, Naas

Endorsed by:

Annette Aspell
Director of Services for Housing and Corporate
Services

Date of Issue:

P01 – 01.05.25



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2. Internal DepartmentsError! Bookmark not defined.

3. Prescribed BodiesError! Bookmark not defined.

4. Public SubmissionsError! Bookmark not defined.

APPENDIX B – Handwritten Submissions.....Error! Bookmark not defined.

File: 23-052-KCC-XX-XX-PM-RP-0001-Housing Report-P01
Author: AD
Status: S4
Revision: P01
Date: 25 June 2025



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 Craddockstown Road, Naas, Co. Kildare.

It should be noted that a Part 8 (Ref. P82025.02) was launched for the development on 18th of March 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. P82025.02 and included at Appendix A.

As per the Regulations, public consultation commenced on the 18th March 2025 and plans and particulars of the proposed development were available for inspection from 18th March 2025 until 17th of April 2025 (both dates inclusive). The closing date for submissions and observations was the 1st of May 2025.

1.2 Submissions and Reports Received

2 submissions were received from the public representatives, 2 submissions were received from the prescribed bodies, 4 reports/comments were received from internal departments within KCC and 2 submissions was received from members of the public:

- Public Representatives
 1. Anne Breen
 2. Bill Clear
- Kildare County Council Internal Sections:
 1. Parks
 2. Environment
 3. Roads
 4. National Roads Office
- Prescribed Bodies: 2
 1. Irish Water (Uisce Eireann)
 2. Environment Health Service
- Public Submissions: 2
 1. James & Susan Woods
 2. Liam Kenny

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

File: 23-052-KCC-XX-XX-PM-RP-0001-Housing Report-P01
Author: AD
Status: S4
Revision: P01
Date: 25 June 2025



2. Scheme Description

2.1 Introduction

The proposed development includes:

- 28 no. residential units. Including: 21 no. houses and 7 no. apartments comprising:
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- Pedestrian and cycle connection to the adjacent Eustace Demesne estate
- Associated site and infrastructural works including provision for (a) 1 no. ESB substation and switchroom; (b) car and bicycle parking; (c) public lighting; (d) bin storage; (e) temporary construction signage; (f) estate signage; and (g) varied site boundary treatment comprising walls and fencing; and
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

The site is located at Craddockstown Road, Naas, Co. Kildare. The proposed site area is 0.858ha. When complete, it will provide a range of accommodation and outdoor spaces in a new residential location in Naas. 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, Hayes Higgins Partnership – C&S Engineer, PSDP. RMDA Landscape Architect

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 Naas Local Area Plan 2021 – 2027.

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2.2 Purpose of Scheme

The proposal includes 28no residential units which will be social housing units and added to Kildare County Council housing stock. The units are required to deliver the housing stock as identified in the Kildare County Council Housing Action Plan and "Housing for All". The proposed units are distributed around the perimeter of the site, providing the residents with private outdoor space. A generous central green space is created as a shared amenity for residents. A 3 Story own door apartment block marks the entrance to the development, with 2 story semi-detached and terrace housing, and own door apartments spread across the rest of the site. Tenants for the units will be provided from the Kildare County Council Housing list.

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.

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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 and based on the requirements in the Naas MD area.

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: “New Residential”. This land will fulfil the housing requirements of the county by the building of 28no mixed type housing.

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: “New Residential”. This land will fulfil the housing requirements of the county by the building of 28no mixed type housing.

Residential Densities

HO P5

Promote residential densities appropriate to its location and surrounding context.

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The proposed density is 33 units per hectare, in a mix of 1,2 and 3-storey units. This density is considered appropriate for an outer suburban/Greenfield site in larger towns.

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), 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 greenfield site in the outer suburban lands of Naas Town. With permeability connections through to an existing residential development.

Promoting Existing Residential Amenities

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.

N/A

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

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Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

This development proposes a density of 33 units in a mix of scale and typology, which is in line with the above guidance and appropriate for the site location.

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.

N/A

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.

N/A

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.

N/A

HO O13

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

The proposed 28no. 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 O14

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 housing ranging for 1 to 4 bed, including 6no 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 line of the 20% required by KCC.

HO O15

- Require that new residential developments provide for a wide variety of housing types, sizes and tenures.
- Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.
- Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.

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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 (28no total) provides for own door apartments of 1 bedroom units, 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 line with 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 houses/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 policy requirements

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.

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

HO 019

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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.

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 6 no 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 6no 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 6no 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.

The development provides 6no 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

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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 on the outer suburb of Naas Town, within walking distance of a range of amenities and community facilities.**

HO 024

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 6no UD specific ground floor housing suitable for elderly or disabled users and provides an attractive proposal for right-sizing.

HO 025

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 6no 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 6no UD specific ground floor housing suitable for elderly or disabled users and provides an attractive proposal for right-sizing.

HO A2

Undertake an 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.

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

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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 6no UD specific ground floor housing suitable for elderly or disabled users, and provides an attractive proposal for right-sizing.

HO O27

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 6no UD specific ground floor housing suitable for elderly or disabled users and provides an attractive proposal for right-sizing.

HO O28

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 6no 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.

The development provides 6no UD specific ground floor housing suitable for elderly or disabled users and provides an attractive proposal for right-sizing.

HO A5

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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.

N/a

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.

The units will be tenanted from the Kildare County Council housing list.

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

N/A

HO O33

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

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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.

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

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(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.

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

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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.

Flood Risk Assessment carried out and included in the P8 documents. No flood risk indicated

3.2 Naas Local Area Plan (2021-2027)

6.3 Residential Development

HCO1.1

Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.

The proposed development is providing permeability connections through an existing residential development.

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HCO1.2

Support approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing and exploring new models at low-cost rental and affordable homeownership.

]The plan proposes a development in the town of Naas, supporting different housing types from 1-4 bedrooms including 6 UD units. Typologies as required by the housing needs demand assessment for Naas MD

HCO1.3

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

N/A

HCO1.4

Manage the provision of one-off housing on lands zoned as I: Agricultural. Limited one-off housing may be permitted in this zone subject to compliance with Chapter 4, Rural Housing Policy of the County Development Plan 2017-2023 (as varied) or any subsequent development plan subject to compliance with all other normal siting and design considerations.

N/A

HCO1.5

Promote the sustainable development of vacant residential and regeneration sites in Naas, through the application of the provisions of the Urban Regeneration and Housing Act 2015 (as amended), Vacant Site Levy, on Residential Land and Regeneration Land.

N/A

HCO1.6

Continue to pursue potential funding avenues and apply for funding under the Urban Regeneration and Development Fund and other available funds to realise the vision for Naas Town Centre.

N/A

HCO1.7

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Require all Strategic Housing Development applications, or applications for 100 residential units or more, to include an assessment of how the development connects to high-capacity sustainable transport services and measures proposed to improve this.

N/A

HC01.8

Require all new housing developments to deliver safe areas for children to play as part of the public open space provision, in accordance with standards for new developments set out in the Kildare County Development Plan.

Landscaping works include provision of (a) open space and kick about areas; (b) natural play features

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 Naas, including the provision of appropriate supported housing and longer-term residential care solutions designed for older people and/or people with disabilities. All planning applications on lands zoned C: New Residential or C: New Residential Phase 2 shall be accompanied by a Housing Mix Statement illustrating compliance with this objective.

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

The development provides 6no UD specific ground floor housing suitable for elderly or disabled users and provides an attractive proposal for right-sizing. Unit mix is in line with the requirements of the Housing Needs Demands assessment for Naas MD.

HCO2.2

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

HCO2.3

Require that residential schemes in close proximity to Naas' heavily trafficked roads and streets 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

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(or any subsequent plan) and the EPA 'Environment and Wellbeing' Maps²². 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

To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).

This development is 100% social housing.

HCO2.5

Promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency in traditional buildings. All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).

The development is compliant with the above.

HCO2.6

Support the objectives set out in Kildare Age Friendly County Strategy 2019–2021 and any subsequent strategy, regarding the implementation of Age Friendly principles in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises.

The development provides 6no UD specific ground floor housing which are also suitable for older people.

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 18th of March 2025, the display period was 18th of March until the 17th of April 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

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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 Craddockstown Road, Naas, Co. Kildare

The proposed development includes:

- 28 no. residential units. Including: 21 no. houses and 7 no. apartments comprising:
 - o 7 no. one bed units
 - o 14 no. two bed units
 - o 6 no. three bed units
 - o 1 no. five bed unit including sensory room
- Renewable energy design measures for each housing unit which may be provided externally
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features.
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate
- Associated site and infrastructural works including provision for (a) 1 no. ESB substation and switchroom; (b) car and bicycle parking; (c) public lighting; (d) bin storage; (e) temporary construction signage; (f) estate signage; and (g) varied site boundary treatment comprising walls and fencing; and
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

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

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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 Part 8 Ref No. P82025.02 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 20/03/2025 and ending on 17/04/2025 during office hours. Plans and particulars of the proposed development 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 also be available online at

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

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 01/05/2025 Submissions should be titled "Proposed Residential Development at Craddockstown Road, Naas, Co Kildare".

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.

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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 – Naas Municipal District –

- Councillor Anne Breen - abreen@kildarecoco.ie
- Councillor Fintan Brett- fbrett@kildarecoco.ie
- Councillor Bill Clear- billclearindependent@gmail.com
- Councillor Ger Dunne- gmdunne@kildarecoco.ie
- Councillor Carmel Kelly– carmelkelly@sallins.org
- Councillor Seamie Moore- seamusmoore78@gmail.com
- Councillor Evie Sammon- eviesammonfg@gmail.com

Kildare County Council – Internal Sections

- Planning Department: Gabriel Conlon, Senior Executive Officer, Elaine Donohoe, Exec. Planner
- Water Services Section: Ibrahim Fathalla, A/Senior Engineer
- Area Engineer, Naas, Yasir Khan, 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

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- Economic Community & Cultural Development: Paula O'Brien, Senior Executive Officer

Prescribed Bodies:

- An Taisce, Tailors Hall, Back Lane, Dublin 8. D08XZA3 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
- Inland Fisheries Ireland, 3044 Lake Drive, City West Business Campus, Dublin 24 info@fisheriesireland.ie
- Uisce Éireann, Colville House, 24-26 Talbot Street, Dublin 1, planning@water.ie
- Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate St, Dublin 8 landuseplanning@tii.ie
- 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, Amien 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 **Craddockstown Road, Naas, 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, MRIAI

Executive Architect

Date: 28th May 2025

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APPENDIX A – Submissions



Comhairle Contae Chill Dara
 Kildare County Council

Name	Address	Observation	Date	Ack	Housing Department Response
Prescribed Bodies					
National Roads Office		<p>Hi Conor,</p> <p>We have assessed the Part 8 in terms of the National Road Network only and have no comments to make on this development.</p> <p>We wish you the best with Part 8.</p> <p>Kind regards</p> <p>Marie</p>	15/04/2025	15/24/2025	Noted
Uisce Éireann		<p>No Objection in Principle</p> <p>Uisce Éireann's Assessment/Observation(s):</p> <p>The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and</p>	16/04/2025	16/04/2025	<p>Submission noted. Proposal will meet the above requirements.</p> <p>A Connection Agreement will be submitted by the design and build contractor prior to</p>



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			<p>Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising The COF further notes in relation to both water and wastewater connections that the proposals to connect to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage the applicant has to provide written confirmation from the owner of the infrastructure and have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development. 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.</p> <p>Uisce Éireann's Standard Condition(s):</p>			<p>connection for both water and wastewater connections.</p> <p>Note that the existing PPP development adjacent to the site is to be upgraded by Others.</p>
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				<p>sites shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening. If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.</p> <p>(b)Air-Quality The following measures shall be taken to prevent nuisance from air pollution at construction and or demolition sites:</p> <p>No outdoor burning shall occur on site. Site must be secured to prevent access by</p>		
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				<p>vandals who may cause air pollution nuisance due to carelessness. During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc. Protective hoarding screens should be erected around construction activities to reduce dustblow from the site A temporary wheel-wash facility should be installed close to the location of the site entrance to prevent the dragging of silt and mud onto the local road surface by trucks departing from the site. Exposed surfaces and entrances to the site should be dampened during dry windy conditions</p>		
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			<p>in the interest of controlling fugitive dust. Any spillage of material from vehicles departing from the site should be promptly removed to prevent re-suspension of silt from the road surface by passing vehicles. Dust control measures should be active on equipment used for drilling or pavement cutting, grinding of block surfaces and similar types of stone finishing is taking place as significant fine particulate emissions can be generated which may cause a local nuisance. Bulk fine sized aggregates and other similar building materials that may easily become airborne by the wind should not be stored in uncovered stockpiles. Truck speeds should be controlled within the redevelopment area to prevent high levels of dust being re-suspended from the construction area. Vehicles and plant machinery operating on site should be properly maintained to prevent excessive emissions of particulates and other pollutants from the exhaust-pipes. All site vehicles and machinery should be switched off when</p>			
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			<p>not in use- no idling. In the interests of both public health and the environment the above guidelines should be included in the work policy of those undertaking all large and small building projects. These details must be made known to all developers, contractors and sub-contractors.</p> <p>2. . Ventilation</p> <p>All internal areas of the proposed development are to be suitably ventilated in accordance with the requirements of Technical Guidance Document F of the Building Regulations 2019. Where mechanical extract ventilation is provided, listed minimum number of air changes per hour are: WCs - 3 air changes per hour Bathroom/ensuite – 6 to 10 air changes per hour</p> <p>3. External Lighting</p> <p>To prevent light pollution and the creation of a nuisance:</p>			<p>2) Noted – A detailed design shall be submitted by the design and build contractor in accordance with Building Regulations for Ventilation</p>
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			<ul style="list-style-type: none">• Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential properties in close proximity to the site.• All external lighting shall be of a type that ensures deflection of lighting downwards. <p>4. Waste/Refuse Facilities & Pest Control</p> <p>Please ensure that the proposed refuse storage facilities are suitable and sufficient and include recycling facilities and waste segregation. Such storage facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area. Also, please refer to the Sustainable Urban Housing: Design Standards for New Apartments Planning Guidelines issued by the Department of Housing, Local Government & Heritage 2022, notably sections 4.8 and 4.9 regarding refuse storage.</p>			<p>3) Noted – A lighting design is included in the Part 8 pack</p> <p>4) Noted – All units will have their own dedicated bin store which shall be maintained by the residents of that unit as shown on Drawing 23052-KCC-XX-XX-DR-A-1001.</p>
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Internal Submissions						
Roads Department			<p>The Kildare County Council Transport, Mobility & Open Spaces Department wish to confirm that we have no objection to the proposed development as outlined in the Part 8 subject to the following conditions :</p> <p>1. A Consulting Engineer shall be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.</p> <p>2. A detailed design for the proposed works shall be</p>	02/04/2025	02/04/2025	<p>1) Noted</p> <p>2) Noted – The design and build contractor will submit a detailed design for agreement with planning and Roads prior to construction.</p>



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			<p>submitted to the Planning Authority for approval. Details of the design and traffic management of the works shall be agreed in writing with the Planning Authority, KCC Housing Dept, KCC Roads and MD Sections prior to the commencement of the development.</p> <p>3. The detailed design with dimensions shall include pavement materials which shall be robust and durable under trafficking and suitable for all road users and vulnerable road users , shared cycle/ footpath facility, cycle parking, parking bays (2.5m * 5m), access arrangements where lines of sight at the entrance to the site shall be provided strictly in accordance with DMURS, facilities for vulnerable road users</p>			<p>3) Noted - the design and build contractor will provide a detailed design for approval.</p>
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			<p>(pedestrians and cyclists) accessing the site , drainage and outfall arrangements, public lighting, signage and road markings.</p> <p>4. Paving materials shall have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester shall be carried out,</p> <p>5. Access and facilities for disabled persons shall be provided.</p> <p>6. Roads, footpaths, turning areas and corner radii at junctions shall be designed and constructed in accordance with the DMURS standards within the development, new footpaths shall tie into existing footpaths.</p>	<p>4) Noted – Paving materials will be confirmed by the design and build contractor</p> <p>5) Noted - There are 07 disabled Parking spaces provided</p> <p>6)Noted – All areas are designed in accordance with DMURS</p>	
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			<p>7. Public lighting shall be in accordance with the KCC Public Lighting Policy document. Public lighting columns shall be positioned at the back of footpaths and not be impeded by landscaping. Public lighting shall be provided within the development and at the entrance to the proposed development.</p>		7) Noted – All public lighting shall be in accordance with the KCC public lighting policy.
			<p>8. A root management plan shall be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.</p>		8)Noted – A root management plan will be submitted by the design and build contractor.
			<p>9. The proposed landscaping shall not interfere with public lighting, sight visibility and should not damage infrastructure where a</p>		9) Noted



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			Root Management Plan should be submitted.		
			10. Footpaths shall be dished at junctions to facilitate wheelchairs and buggies.		10) Noted
			11. Existing land and roadside drainage shall not be impaired; changes at the entrance shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage. Additional gullies shall be provided as necessary.		11) Noted
			12. No surface water runoff from the site shall be discharged onto the public road.		12) Noted and will be addressed in the Construction Management Plan
			13. The manner in which surface water runoff is collected and		13) Noted. SuDs will be compliant with the KCC SuDs Guidance Document



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			<p>disposed of for the application site shall comply with SUDS.</p> <p>Storm water runoff attenuation to be located under public open space and not under trafficked areas.... A KCC SUDS Guidance Document has now been published.</p> <p>14. Permeability link shall be provided to adjoining lands and developments where possible including the adjacent Eustace Demesne Estate with design for permeability links for vulnerable road users to include passive surveillance, public lighting, line and level and cross section and a 3m minimum width for vrus.... A draft KCC Permeability Guidance Document has now been published.</p>		<p>14) Noted. Permeability links are to be provided into existing residential development to the north of the site.</p> <p>15) Noted – A stage 2 audit will be carried out and recommendations incorporated in detailed design.</p>
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			<p>15. A Stage 2 Road Safety Audit shall be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p>			
			<p>16. A Stage 3 Road Safety Audit shall be carried out 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 . The implementation of the RSA recommendations shall be incorporated into the detailed design.</p>			<p>16) Noted – A stage 3 audit will be carried out after completion of works.</p>
						<p>17)Noted - Sightlines shall be in compliance with DMURS.</p>



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			<p>17. Vehicular access to the site will be off the Craddockstown Road where the sight visibility at this access shall be in compliance with the DMURS standards.</p> <p>18. Parking and cycle spaces shall be provided accordance with the Kildare County Development Plan 2023-2029 and electric charging points shall be provided with details to be agreed beforehand by the Planning Authority, KCC Housing Dept and KCC Roads Sections.</p> <p>19. The EV Charger shall be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. Elevation details to be indicated at scales of 1:25.</p>			<p>18) Bicycles parking spaces will be provided in accordance with the KCC Development plan.</p> <p>19) KCC development plan Objective TM O117 only calls for infrastructure for the future to be provided. Eg. Ducting to all parking spaces, this is what is being provided.</p> <p>20) Noted – All new footpaths will be in compliance with the minimum standards.</p>
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			<p>20. New footpaths shall be a minimum of 2m in width and tie into existing footpaths, shared surfaces for pedestrians and cyclists shall be a minimum of 3m in width and the internal roads access shall be a minimum of 5.5m in width...</p> <p>21. Prior to the commencement of development, a licence from the Planning Authority is required for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.</p> <p>22. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Municipal District Area Office</p>			<p>21) Noted.</p> <p>22) Noted</p>
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			<p>through the MRL system to ensure the following items are assessed:</p> <ul style="list-style-type: none">a) Contractors' experience and competency to carry out such works.b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.d) Relevant Insurance's to carry out such works.			<p>23) The site is not located within an area that EPA noise maps indicate as being impacted by Road or Rail Noise under the Round 4 National Noise Modelling. We feel that acoustic noise assessment is not required. EPA Maps</p>
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			<p>23. An Acoustic Noise Assessment shall be carried out on the proposed development and an Acoustic Design Statement shall be issued which shall contain noise amelioration / mitigation measures (as required) and a concluding statement for the overall development indicating full compliance with the Kildare County Council Third Noise Action Plan 2019 – 2023 and the British Standards BS 8233:2014 and shall take into account the noise from the adjacent railway line</p> <p>24. A Construction Traffic Management Plan shall be submitted before the works commence to be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Naas MD Sections which shall include the following:</p>			<p>24) Noted – A Construction Management Plan will be submitted by the design and build contractor.</p>
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			<ul style="list-style-type: none">• All haul routes to and from the site.• Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods.• The plan shall contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements.• Wheel wash arrangements or similar type facility to keep the existing road and footpath free of dirt and debris shall be provided.• Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the		
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			<p>interest of the residential amenity of properties in the area).</p> <ul style="list-style-type: none">• Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual for the overall development.• Hours of operation during the construction phase shall be 08.00 hours to 18.00 hours Monday to Friday and 0.800 hours to 14.00 hours Saturday with no work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).• Parking facilities for construction staff which should be within the site and not on the public road and footpath.		
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		<p>25. A Lighting Report and a Site Lighting Layout drawing at a scale of 1:500 demonstrating the development shall not be a source of light pollution to adjacent lands, property, the adjacent railway line and the public road network. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining public roads, , lands and properties. The Applicant shall be required to review the existing outdoor lighting arrangements on the adjacent public road network and submit proposals for the upgrade of outdoor lighting (as deemed required). The lighting scheme is to be in accordance with the Kildare County Council Lighting</p>			<p>25)Noted – A lighting layout drawing has been provided in the Part 8 documents.</p>
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			<p>Policy Street Lighting Technical Specification June 2019.</p> <p>26. Surface water runoff to be collected and disposed of at the vehicular entrance and not discharged onto the public road network. Finished ground levels and falls to be indicated on a drawing. Surface water to be collected, attenuated and disposed of to a suitable outfall with petrol interceptors to be installed to protect the existing outfalls and water courses. This should be in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and the recommendations pertaining to Sustainable Urban Drainage Systems (SUDs) where permeable paving/ porous asphalt would be accepted in parking areas. The Applicant is requested to consider the provision in the design</p>			<p>26) Noted</p>
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			<p>Sustainable Urban Drainage Features (SUDS) that are more beneficial for ecology and maintenance. The Applicant could consider natural measures such as suitably constrained tree pits and refer to the KCC SUDSW Guidance Document.</p> <p>27. Where private parking associated with units is being supplied as on street parking, dedicated charging points for use by residents should be provided adjacent to parking spaces. The charging points should operate on a metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility. The EV Chargers should be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. Elevation details to be indicated at scales of 1:25.</p>		<p>27) KCC development plan dose not require the supply of EV chargers. Infrastructure for future installation will be provided in accordance with the development plan. (Ducting to all parking spaces). All spaces are public in this development there is no on curtilage parking.</p>
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Parks Department			14/04/2025	14/04/2025	
		<p>1. Specifically, the roadside hedgerow is proposed for removal, along with the hedgerow along the southern and south-western boundaries. In addition, trees located to the north, within an adjoining property, are indicated for removal. It is noted that the owner of the neighbouring property has lodged an objection. Clarification is required regarding the ownership and proposed removal of these trees. Should these trees be retained, the proposed use of block wall boundary treatments in their vicinity is likely to negatively impact root zones and would be inappropriate.</p> <p>2. The rear boundaries of Houses 4 to 13 are shown to include a block wall, while the existing hedgerow</p>			<p>1) It is necessary to remove the hedgerow at the site entrance to provide the access point and also to provide the necessary sightlines for cars entering and existing the development.</p> <p>The Trees to be removed close to the permeability link to Eustace Demesne were requested by the homeowner. We have proposed constructing a wall here to provide privacy to the homeowner once the trees are removed. Across the entire site only 26 trees are to be removed as can be found in the arboricultural report.</p> <p>2) KCC Development plan states that private open space must be enclosed by high quality boundary treatment. This will be erected as close as possible to the boundary so as not to leave a “no mans” land behind the wall.</p>



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			<p>in this location is proposed to be removed or significantly cut back. Further detail is required on how partial removal may affect the remaining vegetation and whether this approach will result in the creation of unmanaged or inaccessible areas ("no man's land").</p> <p>3. No boundary treatment has been indicated for the northern side of the site entrance. This omission should be addressed through the submission of a revised boundary treatment plan.</p> <p>4. With regard to proposed planting, some areas intended for shrub planting may require amendment or reduction due to anticipated maintenance constraints. Additionally, it should be clarified that certain planting zones are</p>		<p>3) The boundary treatment drawing indicates a 2m dry dash wall along northern boundary line surrounding the private residence as requested by the homeowner.</p> <p>4) SuDS/rain garden areas will be grassed with gentle slopes and no planting within. This will reduce the future maintenance. Planted areas will only be hedge planting to open space and in areas of private curtilage.</p>
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		<p>designated for SuDS/rain garden functions rather than ornamental purposes and that situations don't arise where these are removed or impacted in the future which would hamper the function of the drainage system.</p> <p>5. Concerns also remain regarding the proposed pedestrian connection at the site entrance. The footpath appears to tie into a bend in the adjacent estate road. Is unclear as whether the area would have sufficient passive surveillance. Clarification is required on the design and safety of this connection.</p> <p>6. The submitted plans indicate the removal of a significant volume of trees and hedgerows across the site. Further detail is required regarding the proposed removal of trees located within</p>		<p>5) Pedestrian link point has been provided for by the construction of the adjoining Eustace Demesne Estate. There was previous a Part 8 granted for this site for 3 units which also used this access point. The new permeability link is in accordance with the following objectives in the CDP TM 020, TM 021 & TM 031 and the recently published Permeability Guidance document from Kildare County Council. The link is overlooked by units #10-17.</p> <p>The opening of the wall to Eustace Demesne will be as wide as possible within the confines of the redline so as to create as much overlooking as possible onto this area. It is expected that this will be the main pedestrian and cycle access point which will ensure plenty of movements through this area and prevent loitering or antisocial behaviour.</p> <p>We can propose a stepped access gate where the link joins onto the bend of the road.</p>	
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			neighbouring properties, particularly in light of objections received. In addition, clarification is required in respect of the existing hedgerow to the rear of Houses 4–13, specifically its interaction with the proposed block wall boundary treatment. The applicant shall demonstrate how the wall and hedgerow will coexist without creating unmanaged or inaccessible “no man’s land” areas, in accordance with the provisions of the County Development Plan. Further detail is also requested on the roadside hedgerow, with clarification as to whether any portion of this feature can be retained as part of the final layout.			There is provision for lighting in this area so the link will be well lit and passively surveyed space.
			7. The proposed landscape design should be reviewed with consideration for long-term			6) Hedgerow cut back to boundary. Block wall boundary is preferred as the rear boundary wall to properties as indicated in the CDP. The final boundary treatment and interaction with this hedgerow will be subject to detailed design . Trees and hedging will be retained as much as possible For roadside hedgerow located to the entrance of the site. It is not possible to retain the trees and the hedgerow here as it affects the visibility splay. (only vehicular entrance to site) 7) All planting in public areas has been removed in favour of grass wildflower mix and hedges. Low density shrub planting will be located to private curtilage of units.



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			<p>maintenance responsibilities. A revised plan should clearly outline planting proposals, with species selection and layout reflecting the fact that future maintenance will not be undertaken by the local authority.</p> <p>8. No boundary treatment has been indicated along the northern side of the vehicular entrance. Revised plans should include appropriate detail for this boundary, ensuring consistency with the remainder of the site.</p> <p>9. As previously noted, the proposed permeability link will serve as the primary pedestrian route through the site. Further information is required to confirm that this link will be a secure, well-lit, and passively supervised space. Concerns also remain regarding the location of the link's exit point, which currently opens onto</p>		<p>We can reduce the density of planting in tender specification. Wildflower mix will be low maintenance and there will be only grass to SuDS areas.</p> <p>8) 2m dry dash proposed wall along northern boundary line.</p> <p>9) Refer to point 5</p>
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			<p>a bend in the road within the adjoining estate. The design and safety of this connection must be reviewed and revised accordingly.</p> <p>10. Detailed specification of the type of play equipment to be installed is required. All play areas shall be designed to provide a variety of natural play opportunities and provide for universal access.</p> <p>Any proposed structures or items should not contain swings, nets, ropes, or movable parts. The path network must link to play areas.</p> <p>Some seating must be accessible and age-friendly with bound surfacing beneath.</p> <p>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</p>		<p>10) Noted, we will introduce access to each area.</p> <p>Noted, we will liaise with play specialist for list of items and spec sheets (spraoi linn) .</p> <p>Seating will include back and arm rest.</p> <p>Design and Build contractor will submit details on proposed play area and equipment prior to commencement.</p> <p>Requirements of the KCC Parks department will be included in tender documents.</p>
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		<p>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</p>			<p>Guidance Document. The design includes: A main soakaway located in the large green area (10m x 10m x 1.5m), collecting runoff from roads and shared paved areas; Individual soakaways in the rear gardens of each dwelling, sized to accommodate the full roof area, effectively creating functional sub-catchments across the site. This configuration aligns with the guidance to "divide the site into sub-catchments to maximise treatment and storage capacity", as cited in the Kildare Sustainable Drainage Design Guidance Document. The solution adopted avoids the need for underground storage tanks, favoring natural infiltration through localised attenuation features, as outlined in the Hayes Higgins Civil Engineering Services Report. We note also that permeable paving is being utilised to allow natural infiltration of surface run off in this area. This has been suitable sized. For the purpose of run-off calculations, the tree pits and rain gardens have not been considered but these will contribute positively. The layout and hydraulic calculations submitted demonstrate a "distributed SuDS approach", which is both hydrologically effective and spatially efficient,</p>
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					considering the site's infiltration capacity. Therefore, we respectfully consider that the requirements of Section 7.4.6 have been met.
					2 Drainage System Separation There is a full separation of foul and surface water on the site. No connection to the public surface water system is proposed, all surface water to be dealt with on site. All foul and soiled water will be conveyed through a separate foul drainage system, in compliance with Irish standards. This separation is clearly represented in the submitted drawing 24D024_03_Rev P – Proposed Drainage Layout, which shows two distinct networks for foul and surface water drainage.
					3 Hydraulic Design Compliance The surface water drainage system has been designed: In accordance with BS EN 752, as well as the Greater Dublin Strategic Drainage Study (GSDS) and Kildare's SuDS Guidance. To accommodate a 1 in 100-year storm event, with a +30% climate change allowance, as recommended. Using site-specific MET Éireann rainfall data to support accurate infiltration and storage sizing. The design uses infiltration
				2. 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.	
				3. 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	



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			event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change".				systems (soakaways) to manage runoff volumes, which aligns with sustainable water management principles and avoids reliance on underground tanks. We will ensure that this approach is more clearly articulated in revised drawings and calculations to fully demonstrate compliance with the guidance. For clarity, we attach surface water drainage design extract from planning report and Appendix C and G relating to surface water design.
Public Representative							
Cllr Anne Breen			Hello Siobhan, I have attached a copy of a letter from JJ & Susan Woods objecting to a development at Craddockstown and requesting some amendments, As a NMD/KCC Councillor and local representative I would like to add my support to their objections and ask that their these be given serious consideration,				Noted



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Cllr Bill Clear			Best regards, Cllr Anne Breen NMD/ KCC	29/04/2025	29/04/2025	<p>The provision of the pedestrian passageway is in accordance with the KCC development plan in relation to permeability as can be found in Chapter 15 section 15.4.5 & KCC Permeability Guidance document.</p> <p>2) As per the KCC development plan minimum distance to the side of a dwelling is 2.3 metres from the side wall as can be found in Chapter 15- section 15.2.2 The current site design proposes a boundary wall 2m high along the providing a wall of 2 metres between the two sites which will minimise overlooking.</p> <p>The proposed 3 storey apartment block is 17.6m from the proposed new boundary wall. The recently published Sustainable Communities and Compact Settlement</p>
			<p>1) The proposed passageway between the new development and Eustace Demesne should be realigned so the footpath is not adjacent to the existing house on craddockstown road. A 10 foot wall should be erected along the boundary. similar passageways have led to anti-social behaviour and this elderly couple will be adversely effected.</p> <p>2) The location of the three-storey apartment block, which will overlook our property. No overlooking balconys or windows should be included.</p> <p>3) A footpath on the craddockstown road should be included in this development.</p>			



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		Given the increased traffic particularly during the construction stage.			<p>Guidelines recommends a minimum distance of 16m from overlooking windows SSPR 1</p> <p>The windows indicated on the northern elevation at first floor and the second floor of the Type A Triplex blocks are windows into a stairwell. These are not windows into the private living space so we believe that overlooking will not be an issue.</p> <p>3. The proposed pedestrian and cycle link between the new development and the Eustace Demesne estate has been carefully planned to enhance local connectivity and promote sustainable transport modes, in accordance with the Design Manual for Urban Roads and Streets (DMURS). This connection aims to improve access for both existing and future residents, while supporting healthy and environmentally conscious travel options.</p>
External Submissions					
James & Susan Woods		Dear Ms Barry, My wife and I wish to object to the proposed passageway at the back of our property as illustrated in the various site drawings. This passageway is			1) The provision of the pedestrian passageway is in accordance with the KCC development plan in relation to permeability as can be



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		<p>planned between the new development and the existing development, i.e., Eustace Demesne.</p> <p>1) We are concerned that this passageway will lead to anti-social behaviour and dumping as has happened in other, similar passageways. We believe that a number of such passageways have been closed off in other areas as a result of such behaviour.</p> <p>2) We also wish to object to the location of the three storey apartment building which will overlook our property.</p> <p>3) In relation to "planning" there is no cognisance of the inevitable development further up the road since Ballymore Homes have purchased approximately 20+ acres for housing and this will cause the consequent need for road widening and the provision of footpaths and cycle lanes. The location of the 3-storey building, if proceeded with, may well be a major issue.</p>		<p>found in Chapter 15.-section 15.4.5 & KCC Permeability Guidance document</p> <p>2) As per the KCC development plan minimum distance to the side of a dwelling is 2.3 metres from the side wall as can be found in Chapter 15- section 15.2.2 The current site design proposes a boundary wall 2m high along the providing a wall of 2 metres between the two sites which will minimise overlooking.</p> <p>The proposed 3 storey apartment block is 17.6m from the proposed new boundary wall. The recently published Sustainable Communities and Compact Settlement Guidelines recommends a minimum distance of 16m from overlooking windows SSPR 1</p> <p>The windows indicated on the northern elevation at first floor and the second floor of the Type A Triplex blocks are windows into a stairwell. These are not windows into the private living space so we believe that overlooking will not be an issue.</p>
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		<p>Surely planning should take account of what is known to be inevitable in the foreseeable future?</p> <p>4) Given all that, the access for the proposed development next to us should be provided by proper road/footpath/cycle lanes development and not what would, most likely, become a location for anti-social behaviour, etc.</p> <p>5) A further item which might cause some problems is the planned location of the "flat top traffic calming ramp..." as shown on Sheet 2 and refers to Road Details Drawing. We feel that might cause some problem for larger vehicles, trucks, etc., turning onto our property. We feel it would be better placed further to the south, in line with the southern corner of the development site — at the junction with Joe Osborne's site.</p> <p>6) The drawing on Sheet 16 — Proposed Road Details — shows this raised platform between two footpaths. Sheet 2 has</p>			<p>3) All lands to the south of the development lie outside the zoning of the Naas local area plan 2021-2027 and are currently not zoned for housing. The widening of the road will be subject to future planning applications.</p> <p>4) The proposed pedestrian and cycle link between the new development and the Eustace Demesne estate has been carefully planned to enhance local connectivity and promote sustainable transport modes, in accordance with the Design Manual for Urban Roads and Streets (DMURS). This connection aims to improve access for both existing and future residents, while supporting healthy and environmentally conscious travel options.</p> <p>5) Regarding the raised traffic feature referenced, this is a flat-topped traffic calming ramp, designed and required by Kildare County Council Roads Department in full compliance with both KCC and DMURS standards. Its function is to slow down vehicles in key areas, thereby improving road</p>
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		hatching in red along the road, stretching from part of Osborne's property and culminating in front of part of Eustace Demesne. We have no idea what is implied by this. Is it road realignment or the provision of a footpath.			<p>safety for all users. The geometry of the ramp has been designed to accommodate larger vehicles, including service and emergency vehicles, without operational issues. We do not envisage any access issues for this private residence site however to allay any concerns we can adjust the location of the ramp northwards.</p> <p>6) The red hatching on Sheet 16 represents a visibility splay study, which demonstrates that the design allows clear sightlines for drivers at junctions, an essential safety measure intended to reduce the risk of accidents</p>
Liam Kenny		<p>A number of the reports especially those relating to Road Safety and Archaeological Assessment were particularly informative.</p> <p>The permeability link is good facet of the design.</p> <p>Consideration might be given to the naming of the estate - a variant on the neighbouring Eustace Demesne (and the</p>	17/04/2025	17/04/2025	Noted



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			equivalent as Gaeilge) would be appropriate given that the terrain where the houses will be built was once the associated with this distinguished family.		
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