

Statement of Consistency with relevant Development Plan and Local Area Plan objectives of proposed residential development of 136 No. dwellings at Kill Hill, Kill, Co. Kildare.

- Kildare County Development Plan 2017 – 2023 Volumes 1 and 2

The proposed development has been described and assessed in detail in the drawings and documents prepared by the design team in support of the planning application. The Statement of Consistency with National Guidance has illustrated the sustainability and appropriateness of the proposed development in great detail. This document schedules the relevant specific policies and objectives outlined in the operative plans for this site – the Kildare County Development Plan 2017 – 2023 (Volumes 1 and 2). Where these items have been dealt with in other documents, these have been referenced here, and additional information has been provided where required.

CS 11 Seek the delivery of physical and community infrastructure including strategic open space and recreational areas in conjunction with high quality residential developments to create quality living environments.

The proposed residential development includes a hierarchy of public open spaces, which will complement and enhance the quality of the public realm and living environment for existing and new residents. A total of 1.9Ha of Public Open Space has been provided on this site, equating to 44% of the site area. This development includes proposals for a Heritage Trail within the large public open space adjacent to Kill Hill. RMDA Landscape Architects and Icon Archaeology have prepared detailed analysis of the potential for this Heritage Trail to connect with the greater community in Kill, in addition to the significant amenity spaces provide on the site. All of the public open spaces benefit from passive surveillance, and 65% of dwellings benefit from views toward attractive public open spaces.

CS 14 Promote and enhance biodiversity throughout the county

Public open spaces have been located adjacent to the local amenity of Kill Hill to the east, and open space zoned lands to the south to maximise potential green connections. In addition, a pedestrian connection has been provided between proposed public open space 03 and the existing public open space at Earls Court Green. In addition to the high quality public open space, generous grass verges and street trees have been provided where appropriate. The total quantum of public green space – verges and public open space area is 44% of the site area, in addition to private gardens, offering a very high quality environment. These green areas add significantly to the overall quality and amenity of the proposed site layout, and in particular to the quality of the streetscapes.

The significant hedgerows to the south and east of the site, adjacent to National Monuments and Kill Hill will all be retained and protected during the course of construction. Where appropriate, existing trees and hedgerows have been retained along the western boundary.

Please refer the enclosed Ecological Impact Assessment Report by Faith Wilson, and the Tree Survey and Report by Arborist Associates enclosed with this planning application.

Table 3.1
County Kildare Settlement Hierarchy 2011- 2017

Settlement Category	Designated Settlement
Large Growth Town I	Naas
Large Growth Town II	Maynooth, Leixlip (including Collinstown), Newbridge
Moderate Sustainable Growth Towns	Metropolitan Area Celbridge, Kilcock
	Hinterland Area Athy, Kildare, Monasterevin, Kilcullen
Small Towns	Clane, Sallins, Kill, Prosperous, Rathangan, Athgarvan, Derrinturn, Castledermot
Villages	Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh / Coolearagh, Kilmearagh, Caragh, Kildangan, Suncroft, Robertstown & Ballitore/Timolin/Moone/Crookstown
Rural Settlements	Broadford, Milltown, Kiltel, Staplestown, Ardclough, Allen, Brannockstown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/ Levinstown, Kilmead, Kilberry
Rural Nodes	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghlan, Carbury, Timahoe, Lackagh /Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Moyvalley, Rathmore/Eadestown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin, Killina

Table 3.2
Housing Allocation 2016 - 2023

	Settlement	Housing Unit Allocation 2016-2023	% County Total	% Allocation Metropolitan/ Hinterland
Metropolitan Allocation	Leixlip Maynooth Celbridge Kilcock	11,406	35%	35%
	Naas Newbridge Kildare Monasterevin Athy Kilcullen	13,356	41%	65%
Rural Areas	Small Towns, Villages, Rural Settlements, Rural Nodes, One-off Rural Housing	7,727	24%	
Total		32,497	100%	

SS 5 Implement through appropriate policies the principles and guidance set out in:

- (i) The Sustainable Residential Development in Urban Areas, DEHLG (2009) and accompanying Urban Design Manual-A Best Practice Guide (2009), and;
- (ii) The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013). In the preparation and review of town, village and settlement plans.

The proposed development has been designed to be consistent with the principles and policies set out in the above guidelines. Please refer to the ‘Statement of Consistency with National Guidance’ enclosed in support of this planning application for a detailed analysis of the consistency of the proposals with sustainable development, excellence in design, creating high quality urban spaces and proper planning.

Chapter 4: Housing
AIM

To facilitate the provision of high quality residential developments at appropriate locations in line with the settlement strategy. To ensure the provision of appropriate densities at suitable locations; to include an appropriate mix of house sizes, types and tenures in order to meet a variety of household needs and to promote balanced and sustainable communities.

The residential scheme proposed for Kill Hill is entirely consistent with these crucial aims and aspirations of the Kildare County Development Plan. Please refer to the Statement of Consistency with National Guidance and the Design Statement enclosed with the planning application for a detailed outline in respect of the above.

HSO 2 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.

As illustrated on drawing 00.129.PV101, it is proposed to make 14 No. dwellings (10% of the total 136 proposed) available for social housing. These range in size from one bedroom apartments to three bedroom houses, providing for a range of requirements. JFOC Architects on behalf of McCourt Investments Ltd. have liaised with the Housing Department of Kildare County Council on the appropriate provision of social housing to meet demands. Information provided also included costings pertinent to the dwellings designated for social housing.

HSO 8 Ensure that an appropriate mix of housing types and sizes is provided in each residential development.

A wide range of dwellings are proposed, from one bedroom apartments to four bedroom houses. The highest proportion of dwellings are three and four bedroom houses geared towards families, but as outlined in the table below, there are 24% one and two bedroom dwellings, to ensure an appropriate mix.

4 Bed Dwellings	18 Houses	13% - 47%
3 Bed Dwellings	85 Houses	29 % - 63%
2 Bed Dwellings	25 Houses	18%
1 Bed Dwellings	8 Apartments	6 %

HC 1 Support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

As outlined in the Statement of Consistency with National Guidance, development proposals have been cognisant of Government Policy in relation to the development of housing and residential communities, in particular the Section 28 Ministerial Guidelines relevant to the proposed development.

- Sustainable Residential Development in Urban Areas (Guidelines for Planning Authorities) 2009
- Urban Design Manual – A Best Practice Guide 2009
- Design Manual for Urban Roads and Streets 2013
- Childcare Facilities – Guidelines for Planning Authorities – 2001
- The Planning System and Flood Risk Management

- Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)
- Urban Development and Building Heights Guidelines for Planning Authorities - 2018

HCO 1 Have regard to the Quality Housing for Sustainable Communities – Design Guidelines, DEHLG (2007), which provide guidance on the efficient use of land, infrastructure and energy, the design and orientation of dwellings, the optimum use of renewable sources of energy and the use of scarce natural resources in the construction, maintenance and management of dwellings.

These guidelines provide a holistic framework for the design of quality, sustainable residential developments. These guidelines have been applied at all stages and scale of this proposed development. The compliance of dwelling designs with the space standards suggested by these guidelines are outlined at Appendix C.

HCO 2 Encourage appropriate densities for new housing development in different locations through the local area plan process while recognising the need to protect existing residential communities and the established character of the area.

LD 1 Promote residential densities appropriate to its location and surrounding context.

LDO 1 Ensure that the density of residential development maximises the value of existing and planned physical and social infrastructure and makes efficient use of zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

LDO 3 Require higher residential densities at appropriate locations as set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

HDO 3 Encourage appropriate design and densities for new residential development while recognising the need to protect existing residential communities and the established character of the area. Where appropriate, local area plans may incorporate additional guidance in the form of design briefs for important, sensitive or larger development sites.

As outlined by the policies and objectives of the Kildare County Development Plan above, density is a crucial issue to be considered in the design and procurement of new residential developments. Detailed consideration of all these issues has been described below, in the Statement of Consistency with National Guidance on Residential Development and in the enclosed Statement on Density.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009 set out guiding principles to produce high quality and sustainable development. Appropriate density has been identified as a key determinant of the success and long term sustainability of new residential developments. It is government policy to promote sustainable patterns of settlement, such as higher residential densities, particularly in locations which are, or will be, served by public transport. Bus-stops for connections on Bus Eireann route 126 serving Dublin, Naas, Newbridge and Kildare, and a commuter service 130 to Dublin – Kilcullen and Athy are set approximately 600m and 800m, or an eight to ten minute walk, from the site entrances. Vehicular access further afield is facilitated very well by access to the N7 from junction 7, located just over a kilometre from the subject site. Located 27km from

Dublin and 5km northeast of Naas, with excellent connections, Kill has evolved to function somewhat as a commuter town for Dublin and Naas.

The proposed development at Kill is on residential zoned lands that is best characterised as an edge of small town on greenfield site at the edge of Kill. Small towns are defined in chapter 6 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) as defined as those with a population ranging from 2000 to 5000 persons and for which Local Area Plans (LAPs) are required under the Planning and Development Act. Density Standards for sites such as this located at the edge of the centre of the town of Kill are set out as in section 6.11 of the Guidelines for Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) of the follows:

“The emphasis will be on achieving successful transition from central areas to areas at the edge of the smaller town or village concerned. Development of such sites tend to be predominantly residential in character and given the transitional nature of such sites, densities to a range of 20-35 dwellings per hectare will be appropriate including a wide variety of housing types from detached dwellings to terraced and apartment style accommodation.”

The proposed development at Kill Hill will strike a balance between completing the ‘left over’ nature of the rear of Phase 2 of the Earls Court Development, providing an attractive aspect from Kill Hill, and standing sufficiently back from Kill Hill to protect the Hill Fort. The unattractive aspect of back garden developments that is currently presented to Kill will be greatly improved by the proposed development, which provides an appropriate and attractive level of development for this edge of town location. The characteristics of Kill Hill and the existing suburban development is such that the appropriate response to development at that site is for a typology of primarily two to two-and-a-half storey development, with dormer style dwellings adjacent to rural boundaries.

Considering the balanced approach to this development, the resulting nett density of 32 dwellings per hectare, is consistent with the provisions of the Sustainable Residential Guidelines.

Kill is designated as a small town within the Hinterland Area in the Kildare County Development Plan Core Strategy and Settlement Strategy as incorporated in the Kildare County Development Plan 2017 – 2023 (KCDP) Settlement Strategy.

Table 4.2
Indicative Density Levels

Category	Location for New Residential Development	General Density Parameters (Units per Ha)	
Large Towns (Pop >5,000)	Town Centre & Brownfield Sites	Site Specific	Subject to the design principles and standards set out in:
	Public Transport Corridors	50 units per ha	
	Inner suburban/infill	Site Specific	Chapter 12 Architecture and archaeological Heritage
	Institutional Lands	35-50units per ha	
	Outer Suburban /'Greenfield'	30-50 units per ha	
Small Towns & Villages I (Pop 2,000-5,000) and Small Towns & Villages (Pop 400-2,000)	Centrally located sites within Small Towns/Village	30-40 units per ha	Chapter 17 Development Management Standards
	Edge of centre sites within Small Town/Village	20-35 units per ha	
	Edge of Small Town/Village	15-20 units per ha with lower density in some cases	
Rural Settlements (Pop 50-600)	Infill, backland and edge of centre sites within Rural Settlements	15 units per ha with lower density in some cases	

Source: Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)

Table 4.2 of the Kildare County Development Plan (above) indicates that densities for small towns should be in the region of 20 – 40 units per hectare. The nett density of the proposed scheme at 32 dwellings per hectare is in accordance with policy LD1 of the Kildare County Development Plan 2017 - 2023 – to promote residential densities appropriate to its location and surrounding context.

It should also be noted that a lower density on this site may be considered appropriate due to the location of the site in proximity to Kill Hill, which is designated as a Hill Fort. The site is located within the 'Eastern Transition Lands' Landscape Character Area as designated in the Kildare County Development Plan. This is a Medium Sensitivity classification, described as "Areas with the capacity to accommodate a range of uses without significant adverse effects on the appearance or character of the landscape having regards to localised sensitivity factors".

Note that the opinion received from An Bórd Pleanála following the Pre-Planning meeting of 7th February 2018 suggested "Further consideration of the documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development." The proposals for development on this site at pre-planning stage was for a development of 32 dwellings per hectare, and the previous planning

application was for a development of 26 dwellings per hectare. The revised proposals provide for a density of 32 dwellings per hectare, which we contend is an appropriate and effective response to this site. Great effort has been made to ensure that a high quality and sustainable development at a density appropriate to this location, and consistent with the relevant guidelines and development plans is proposed.

HCO 3 Ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities.

The Design Statement that accompanies this planning application clearly demonstrates the high quality of the design which will create an attractive urban realm of streets and squares, high quality public open spaces, and will deliver a significant portion of a new heritage trail for Kill. The design proposals provide a strong foundation for a sustainable new neighbourhood, that will integrate with the existing town.

HCO 4 Require the submission of a design statement with planning applications that incorporate 10 or more residential units.

Please refer to the Design Statement that accompanies this planning application.

HD 1 Ensure that all new residential development within the county is of high quality design and complies with Government guidance on the design of sustainable residential development and urban streets.

HDO 1 Ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the companion Urban Design Manual- A Best Practice Guide, DEHLG (2009).

HDO 2 Ensure that residential development provides an integrated and balanced approach to movement, place making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DEHLG (2013).

DL 1 Promote a high quality of design and layout in new residential developments and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Please refer to the Statement of Consistency with National Guidance on Residential Development, and the Design Statement that accompany this planning application for strategic housing development. A detailed description of the consistency of this proposed development with the policies and objectives in respect of National Guidance referenced in the County Development above has been prepared in support of this planning application in the enclosed documentation.

MD 1 Ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the county in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual to support a variety of household types.

MDO 1 Require that new residential developments provide for a wide variety of housing types, sizes and tenures.

- MDO 3 Require that applications for residential or mixed use development with a residential element are accompanied by a Statement of Housing Mix, in accordance with Table 17.3, to address the mix of dwelling types proposed. The Statement of Housing Mix should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area.
- SNO 2 Ensure the housing mix of new residential schemes takes account of the needs of older people in terms of appropriately designed, located and sized units.

Please refer to the Statement of Consistency with National Guidance on Residential Development and the Design Statement for details in respect of adaptable housing, universal design and a statement of housing mix.

Note that the statement of opinion from An Bord Pleanála in respect of the ‘Unit Mix’ states that *“Further consideration of documents as they relate to the layout of the proposed development particularly in relation to unit mix and particularly the prevalence of 3-bed units and limited number of 1 and 2 bed units within the documents should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted”*.

The unit mix has been addressed in detail in the ‘Statement of Response to An Bord Pleanála Pre – Application Consultation Opinion’ enclosed with this planning application.

It is also considered that the housing mix and typology, including 8 no. 1-bedroom units and 25 no. 2 bedroom units, is consistent with SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018).

- DLO 1 Create high quality living environments for residents in terms of individual dwelling units and the overall layout, design and function of the developments through the implementation of the standards set out in Chapter 17 Development Management Standards and the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the companion Urban Design Manual – A Best Practice Guide (2009) and the Design Standards for New Apartments Guidelines for Planning Authorities (2015).
- DLO 2 Promote new residential developments that take account of energy efficient and renewable energy opportunities.
- DLO 3 Support dwellings that are designed to be sufficiently adaptable to enable people to live comfortably through different stages of their lives and changing household needs.
- DLO 5 Develop typologies for adaptable housing types that meet the life cycle needs of communities having regard to CSO sociodemographic data.

Please refer to the Statement of Consistency with National Guidance on Residential Development and the Design Statement for details in respect of the above specific objectives. In particular, in respect of Universal Design and detailed dwelling design.

- DLO 4 Promote the carrying out of basic habitat assessments to inform the design of new developments in order to ensure that proposals for development integrate the protection and enhancement of green infrastructure, biodiversity and landscape features (including trees and hedgerows) where possible and minimise adverse impacts on existing habitats

(whether designated or not), by including mitigation and/or compensation measures, as appropriate.

Please refer to the Screening for Appropriate Assessment Report and Environmental Impact Assessment Screening Report by Simon Clear and Associates, Ecological Impact Assessment Report by Faith Wilson, Tree Survey and Arborist's Report by Arborist Associaets Ltd., the Archaeological Heritage Report and Kill Heritage Trail Report by Icon Archaeology and Assessment of Inward Traffic Noise Impact Report by AWN Consulting Engineers enclosed in support of this planning application.

- OS 1 Ensure that all dwelling units have access to high quality, functional private open space that is carefully integrated into the design of new residential developments.
- OSO 1 Ensure that all private open spaces for dwellings, apartments and duplexes are designed in accordance with the standards set out in the Guidelines for Planning Authorities on Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the companion Urban Design Manual – A Best Practice Guide (2009).

All proposed dwellings are provided with high quality private amenity space adjacent to their dwellings, all of which meet or exceed the minimum requirements set out in the Kildare County Development Plan at table 17.5 of the Kildare County Development Plan. Please refer to the Schedule of Garden Areas enclosed with this planning application.

It is the policy of the Council to:

- PS 1 Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that enhances the visual character, identity and amenity of the area.
- PSO 1 Ensure that public and semi-private open space in new residential development complies with the quantitative and qualitative standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and in Chapter 17 of this Plan.
- PSO 2 Ensure that there is a clear definition between public, semi private and private open space and that all public and semi-private open spaces benefit from passive surveillance from residential development.
- OS 2 Require the provision of good quality, well located and functional open space in new residential developments to cater for all age groups.
- RAO 7 Require passive and active open space to be provided in tandem with new residential development.

A high level of public open space has been provided on this site, including the required buffer to the heritage site at Kill Hill, equating to 44% of the total site area. A clear hierarchy of public open space integrated with existing open spaces has been provided. Passive Surveillance of public open spaces and streets has been prioritised in the design, and all dwellings lie close to public open spaces, with 65% of dwellings overlooking

public open spaces. Brick/ Render screen walls enclose all private open space adjacent to the public realm. This ensures both the separation of private and public open spaces, and a high quality experience of the public realm. As detailed in the Kill Heritage Trail Report, the public open space provided on this site will clearly integrate with and provide a benefit to the wider community of Kill.

- EO 49** Work with the National Transport Authority (in conjunction with relevant objectives in Chapter 6), Kildare Fáilte, Fáilte Ireland, Waterways Ireland and all stakeholders to develop a co-ordinated approach to the selection, delivery and servicing of future greenways, blueways, trails and routes throughout the county.
- EO 50** Promote the development of walking and cycling routes throughout the county as an activity for both international visitors and local tourists, in a manner that is compatible with nature conservation and other environmental policies.
- CR 6** Develop, in conjunction with local communities, short walking routes, such as looped walks, heritage trails and Slí Na Sláinte routes.
- WCO 4** Secure the development of the following specific cycle schemes (subject to funding from the NTA) as part of GDA Cycle Networks Projects:
Greater Dublin Area Cycle Network Plan Urban and Inter Urban Schemes;
— Dublin Road Corridor Scheme Naas;
— Maynooth Town North South Corridor;
— Naas to Sallins;
— North Kildare Cycleway (Dublin – Galway Route);
— Barrow Blueway (Waterways Ireland);
— Kilcullen Road; and
— **Kill to Naas.**

As outlined by Icon Archaeology in the ‘Kill Heritage Trail Report’, there is scope for an integrated Heritage Trail that will provide for a walking and cycling amenity for Kill and will also connect with the proposed Naas – Kill cycleway. Our client will facilitate the delivery of a substantial portion of the proposed Heritage Trail within the lands the subject of this application, and Kildare County Council will be able to connect with this through existing public open spaces. The final section of the Heritage Trail by the Motte and Bailey is outside the scope of the Heritage Trail Report as further stakeholder engagement is required, but will ultimately provide for a looped trail of 2.5km. This will provide an amenity both for residents and for visitors to the area. The provision of this Heritage Trail has been discussed with the Department of Heritage, and Kildare County Council and is in accordance with the objectives of the Kildare County Development Plan 2017 – 2023. Appendix N – Correspondence with the DCHG outlined the discussions held with the Depart of Culture, Heritage and the Gaeltacht. Please refer to the ‘Kill Heritage Trail Report’ and RMDA Landscape Architect proposals for details of the Heritage Trail.

It is the policy of the Council to:

- WC 1** Prioritise sustainable modes of travel by the development of high quality walking and cycling facilities within a safe street environment.
- WC 2** Promote the development of safe and convenient walking and cycling routes.

- WC 3 Ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within the existing areas in order to maximise access to town centres, local shops, schools, public transport services and other amenities.
- WC 4 Ensure that all new roads and cycle routes implement the National Cycle Manual, with a focus on a high level of service for cyclists and encouraging a modal shift from car to cycling.
- WC 5 Identify new walking and cycling routes and linkages on all sites where new development is proposed and to ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists.
- WC 6 Ensure that all roads in existing and new developments are designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets 2013, the NTA National Cycle Manual and other appropriate standards.
- WC 7 Provide for safer routes to schools within the county and promote walking and cycling as suitable modes of transport as part of the Green Schools Programme and other local traffic management improvements.
- WC 8 Require the provision of secure cycle parking facilities in towns, at public service destinations and in all new residential and commercial developments.
- WC 9 Minimise wait-times for pedestrians and cyclists at junctions.
- WC 10 Support the implementation of the Greater Dublin Area Cycle Network Plan, NTA (2015), in a balanced way in County Kildare.

Please refer to the Statement of Consistency with National Guidance enclosed in respect of the compliance of the proposed development with the Design Manual for Urban Roads and Streets 2013. Pedestrians and Cyclists have been prioritised in the design of the proposed layout. The development proposed has been designed in compliance with the National Cycle Manual, and the Design Manual for Urban Roads and Streets. The majority of dwelling houses have direct access to their rear gardens for bicycle storage, and designated bicycle storage has been provided to the front for each apartment and mid-terrace units which do not have direct access to their rear gardens.

- RS 3 Ensure that all new developments in proximity to Motorway Routes, National Routes and Regional Routes provide suitable noise protection measures to protect sensitive noise receptors from traffic noise.

Please refer to the enclosed reports on 'Assessment of Inward Traffic Noise Impact Report' from AWN Consulting

- LR 4 Ensure that all new streets in housing and mixed use schemes are designed, in accordance with:
- Design Manual for Urban Roads and Streets (2013);
 - Sustainable Residential Development in Urban Areas (2009) and accompanying **Best Practice Design Manual** (2009);
 - Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment (2009);
 - Any new guidance / standards from the DECLG; and
 - Any other relevant design standards.
- LR 5 Ensure that all streets and street networks within urban areas are designed to passively calm traffic through the creation of a self-regulating street environment.
- LR 6 Ensure that all developments can provide full connectivity to the adjacent road network (pedestrian, cycle and vehicular).

- LR 7 Ensure that all developments allow for and ensure full connectivity (pedestrian, cycle and vehicular) to the adjacent lands which are zoned for development and lands which may be zoned for development in the future.

Please refer to the enclosed Statement of Consistency with National Guidance on Residential Developments and NRB Consulting Engineer’s ‘Transportation Assessment Report’ for details of compliance with the relevant guidelines above.

- PK 7 Ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

It is the policy of the Council to:

- RS 1 Ensure that streets and roads within the county are designed to balance the needs of place and movement, to provide a safe traffic calmed street environment in accordance with the principles set out in the Design Manual for Urban Roads and Streets (2013) while meeting the needs of all road users.
- RS 2 Ensure that all streets and street networks are designed to passively calm traffic through the creation of a self-regulating street environment, through a multi-disciplinary team approach (e.g. engineers, planners, architects, landscape architects, urban designers).
- RS 3 Ensure that all new roads and streets within urban areas are designed in accordance with the principles, approaches and standards contained within the Design Manual for Urban Roads and Streets (2013) and other appropriate standards.
- RS 4 Actively pursue and advance national and local initiatives in relation to road design and safety.
- RS 5 Ensure that the design and speed limits of street networks and associated junctions in new residential estates facilitate the implementation of:
- (i) Speed limits in accordance with the Guidelines for Setting and Managing Speed Limits in Ireland DTTS (2015);
- (ii) Design Manual for Urban Roads and Streets, DTTS and DECLG (2013).

Please refer to the enclosed Statement of Consistency with National Guidance on Residential Developments and NRB Consulting Engineer’s ‘Transportation Assessment Report’ for details of compliance with the relevant guidelines above.

It is the policy of the Council to:

- PL 1 Ensure street lighting is provided in accordance with Kildare County Councils ‘Street Lighting and Planning Guidance’ policy document in either draft or adopted form. The document outlines the general principles and requirements for street lighting in the county.
- PL2 Ensure that all new developments are connected into the public footpath network and that adequate public lighting is provided.
- PL 3 Ensure that planned landscape planting takes cognisance of the need to protect the area surrounding street light installations to avoid possible adverse affects on the delivery of effective street lighting.
- PL 4 Ensure future street lighting installations are not adversely impacting on sensitive physical, environmental, natural and heritage resources within the county.
- PL 6 Ensure that future street lighting provisions in the county will comprise ‘white light’ delivered by LED luminaries. The LED lights will provide greater colour rendering and provide sharper contrast and improved safety for road users.

Please refer to the enclosed public lighting proposals on drawing 00.129.PD451 and landscape design proposals from RMDA Landscape Architects for details.

SW 9 Limit the surface water run off from new developments through the use of Sustainable Urban Drainage Systems (SuDS). These systems should not adversely impact on open space provision in residential areas.

Please refer to the Engineering Services Report from POGA Consulting Engineers enclosed in support of this planning application.

CO 2 Ensure that community facilities are provided in new communities on a phased basis in tandem with the provision of housing in accordance with approved Local Area Plans or Planning Schemes. In this regard, applicants will be required to submit a Social Infrastructure Assessment (SIA) for the following:

- Residential schemes on zoned land which are greater than 50 units.
- Residential schemes on zoned lands in Town and Village Plans which are greater than 10 units,
- Residential schemes on unzoned lands which are greater than 10 units
- Other cases where deemed necessary by the Planning Authority. In certain large mixed use schemes the frontloading of such infrastructure may be required prior to the commencement of development.

Please refer to the Social Infrastructure Assessment contained in the Statement of Consistency with National Guidance and the Childcare Assessment enclosed at Appendix M in support of this planning application.

GI 26 Ensure that the Green Infrastructure Strategy and Network is used to inform the development management process to ensure that new residential areas, business/ industrial development and other relevant projects contribute towards the protection, management and enhancement of the existing Green Infrastructure of the local area in terms of the design, layout and landscaping.

GI 27 Require all new developments to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes or towers, bat roost sites, green roofs, etc.) and provide links to the wider Green Infrastructure network as an essential part of the design process.

Please refer to the landscape design proposals from RMDA Landscape Architects, report on 'Environmental Impact Assessment Screening Report' from Simon Clear and Associates Planning and Development Consultants, 'Ecological Impact Assessment Report' from Faith Wilson, and the Heritage Trail proposals by Icon Archaeology in support of this planning application, which demonstrate integration of the proposals with the green infrastructure of the surrounding area.

Consolidation

Increasing permeability and connectivity between the surrounding residential areas and town/village centres will provide easier pedestrian and cyclist access, thus aiding consolidation and ensuring the primacy of the town/village core as the main economic, commercial and retail area. Guidance relating to permeability and connectivity are contained in the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) and in section 15.8 - Overall Layout Design Considerations of the CDP.

Please refer to the Statement of Consistency of with National Guidance enclosed with this planning application which demonstrates the priority of connectivity and permeability of this proposed development, which has given thoughtful consideration to the consolidation and completion of the edge condition of Kill.

15.5.2 Greenfield Edge

Development in edge of town / greenfield edge sites will primarily be residential development with supporting community uses and neighbourhood centres. The character of these areas should have less intensity of development, providing a transition towards the open countryside. Table 15.1 outlines the key principles for consolidation and expansion areas.

Please refer to the Statement of Consistency with National Guidance on Residential Development enclosed with this planning application. Thoughtful design has ensured that a balance has been achieved between the transition from the suburban to the rural, the prominence of the edge condition of the town in relation to Kill Hill and the provision of high quality dwellings at appropriate densities.

Best Practice – Urban Design

To guide sustainable urban growth and to create a distinctive, enduring environment, the following principles should inform development proposals:

Character: A development that creates an identity and character which reinforces locally distinctive patterns of development and landscape.

Continuity and Enclosure:

Public and private spaces that are clearly distinguished, and continuity of street frontages and enclosure of space by the built form, is achieved.

Quality of the Public Realm: Public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including older people and people with mobility impairments.

Ease of Movement: Creation of areas which are easy to get to and move through, by putting people before traffic.

Legibility: Legible places provided with recognisable routes, intersections and landmarks.

Adaptability: Places that can change easily and can respond to changing social, technological and economic conditions.

Diversity: The promotion of choice through a mix of compatible developments and uses that work together to ensure a place that responds to local needs, as well as providing for a diverse society of different incomes at different stages of their lives.

Environmental Sustainability:

Enhancing local ecology by promoting biodiversity, by allowing new wildlife habitats to establish and protecting existing ones.

Liveable Environments:

Encouraging walkable environments which facilitate access to public transport in order to reduce reliance on the private car, as well as the provision of a well connected open space network.

Table 15.1

Greenfield Edge Development Guiding Principles

Development shall be of low intensity, providing a transition to the countryside. It shall generally be block structure and comprise a mix of house types.

Apartments will not normally be permitted. Housing facing open countryside or addressing parkland may have the ability to absorb larger type houses.

A broader variety of boundary treatments and the potential for direct vehicular access to dwellings should create a different character from other types of development within urban centres.

Small pocket parks and more local areas of open space should be creatively incorporated into housing layouts, which should be overlooked in order to promote natural surveillance. These series of open spaces encourage integrated use and participation amongst the community, and in particular should provide for playgrounds, amenity space for residents and green links.

Community facilities and neighbourhood centres and public transport linkages should be provided within an easy walking distance (400m) of any residential unit.

Quality public realm shall be achieved using a high standard of quality finishes and treatments.

Good public lighting shall be provided to the edge of open space, cycleways and pedestrian routes.

Other Guiding Principles Applicable to Backland and Greenfield

Any expansion should ensure the development of well connected sustainable neighbourhoods, proximate to public transport services and a range of community infrastructure.

The design and layout shall be based on the development of a green infrastructure strategy for recreation, amenity, biodiversity and climate change reasons.

The design and layout shall incorporate the principles of passive surveillance to encourage a community atmosphere and to discourage anti-social behaviour, by overlooked open space, cycleways and pedestrian routes, therefore reducing the need for CCTV technology.

Buildings shall be positioned to provide transparency and glimpses of the public spaces defined by them.

15.7 Detailed Urban Design Considerations

- Scale/ Mass/ Composition
- Key Buildings
- Corner Sites
- Building Line
- Roofline
- Perimeter Block
- Building Type and Height
- Car Parking
- Protection of the Existing Environment
- Building Language and Finishes

15.8 Overall Layout Design Considerations

- Permeability
- Legibility
- Streetscape
- Public Space
- Transportation Network
- Cycling and Pedestrian Linkages
- Street Hierarchy
 - Arterial Streets
 - Link Streets
 - Local Streets
 - Shared Surfaces
- Storm Water Run-off
- Sustainable Urban Drainage Systems (SuDS)

Please refer to the enclosed Statement of Consistency with National Guidance on Residential Developments and Design Statement enclosed in support of this planning

application which demonstrate the consistency of the proposed development with all of the important guiding principles outlined above.

Chapter 17 Development Management Standards

AIM

To ensure the orderly and sustainable development of the county through the setting out of objectives and standards for the management of development.

17.1.7 Appropriate Assessment

All plans or projects, including the Council's own proposals under Part 8 of the Planning and Development Regulations 2001 (as amended), unless they are directly connected with or necessary to the management of a Natura 2000 site, are required to be subject to screening for Appropriate Assessment, to determine if they are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects. Full Appropriate Assessment must be carried out unless it can be established through screening that the plan or project in question will not have a significant effect on the Natura 2000 Site.

Please refer to the enclosed Screening for Appropriate Assessment and Ecological Impact Assessment Report by Faith Wilson enclosed in support of this planning application.

17.2.1 Building heights

The appropriate maximum or minimum height of any building will be determined by:

- The prevailing building height in the surrounding area.
- The proximity of existing housing.
- The formation of a cohesive streetscape pattern, including height and scale of proposed development relative to width of street or area of open space.

The proposed development consists largely of 2 and 2.5 storey dwellings adjacent to existing residential developments and facing Kill Hill. There are a small number of dormer style bungalows along the eastern boundary with existing rural and agricultural lands.

17.2.2 Site Coverage

Site coverage standards are intended to avoid the adverse effects of over-development.

$$\text{Site Coverage} = \frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$$

The maximum site coverage shall be 50% for residential development, 75% for industrial and 66% for retail and commercial development. Within town centre zones, the maximum site coverage shall be 80% for all development.

Site coverage for the proposed development is 17.09%, which is consistent with the parameters above.

17.2.3 Plot Ratio

The purpose of plot ratio standards is to prevent the adverse effects of over-development on the layout and amenity of buildings and also to ensure an adequate sense of enclosure and the efficient and sustainable use of serviced land.

$$\text{Plot Ratio} = \frac{\text{Gross building floor area}}{\text{Gross site area}}$$

Table 17.1
Plot Ratio Standards

Plot Ratio Standards	
Location	Plot Ratio
Town Centre / Brownfield	1.0-2.0
Inner Suburban	0.5 -1.0
Outer Suburban In close proximity to public transport	0.35 - 0.5
Outer Suburban Remote from public transport	0.25 - 0.35

The plot ratio of 0.34 – 0.37 is consistent with this proposed suburban residential development.

17.2.4 Overlooking

In general, a minimum distance of 22 metres between opposing above-ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into habitable rooms does not occur, this figure may be reduced.

In all cases, a minimum of 22 metres between opposing first floor windows proposed is maintained, and all new dwellings are located such that above ground floor windows are more than 22m. from any existing first floor windows.

17.2.5 Overshadowing

Where development of a significant height is located close to existing development, the planning authority may require daylight and shadow projection diagrams to be submitted. The recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 1991) or Lighting for Buildings Part 2 1992: Code of Practice for Day Lighting B.S. 8206 and any updates to these documents should be followed as a minimum in this regard.

All proposed dwellings are located at an appropriate distance from existing developments.

17.2.6 Soft Landscaping

Planting and landscaping should be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local native plant types indigenous to the area and be incorporated into the site so as to enhance overall appearance and biodiversity (Refer to Table 17.2) and contribute to the green infrastructure of the area.

In landscaping plans as part of planning permissions the planning authority will seek to ensure the planting of semi-mature trees¹ depending on location and circumstances.

Planning applications on lands containing mature trees and / or substantial hedgerows shall include a detailed tree / hedgerow survey of the site. All trees with stem girth of 75mm and height above 1.5m from

ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition.

Existing trees (particularly mature trees) shall be protected during site development works and shall be sensitively incorporated into the design of development layouts, e.g. in public / private open space and at boundaries. Measures to protect the trees with secure fencing (prior to any site or engineering works commencing) shall be indicated on a site management plan.

Where the removal of hedges / trees during development is proposed, those to be removed shall be identified on drawings. A detailed replanting proposal shall be submitted. This proposal should provide for the replacement of, at minimum, an equal amount of similar indigenous hedgerows and the planting of a minimum of five mature / established trees per tree felled. These shall be incorporated into the overall design of the scheme. The replacement of hedgerows / trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation from the remaining hedgerow network.

To ensure that trees and hedgerows are protected on a site and that all agreed landscaping is carried out, a bond or cash lodgement may be required as part of a grant of planning permission, the amount of which shall be determined by the Council.

The Good Practice Guidelines for Developers – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 1 and The Good Practice Guidelines for Householders – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 2 should also be referenced for advice regarding landscaping and biodiversity matters. Soft landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

Please refer to the landscape design proposals from RMDA Landscape Architects, The Arborist Report and accompanying Tree Constraints reports by Arborist Associates, Ecological Impact Assessment Report by Faith Wilson Ecologist, and the Environmental Impact Assessment Screening Report from Simon Clear and Associates Planning and Development consultants in support of this planning application.

17.2.7 Hard Landscaping

Hard landscaping design, including paving and street furniture, is an important element in defining the character of streets and public open spaces. Hard landscaping can help to provide a visual link to the surroundings; define and enclose spaces and delineate public from private space; provide security to private areas; distinguish between pedestrian, cycle and vehicle movement; and provide suitable play space for children.

Hard-landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

Materials must be appropriate, durable and of good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways. Hard landscaping design shall have regard to the use of Sustainable urban Drainage Systems (SuDS) to minimise runoff and maximise efficient management of surface water.

Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.

The siting of street furniture should not provide obstacles for people with disabilities.

The integration of art into the public domain can contribute positively to the urban form, creating local distinctiveness and enhancing a public space.

Where possible and practicable existing stone walls should be retained as part of new developments.

Please refer to the enclosed Site Layout Plans 00.129.PD402 and 00.129.PD403, Landscape Design proposals from RMDA Landscape Architects, Statement of Consistency with National Guidance on Residential Developments and Design Statement enclosed in support of this planning application which demonstrate the consistency of the proposed development with all of the important guiding principles outlined above.

17.2.8 Access to Land

Development should be designed in such a fashion that it will not prejudice the provision of vehicular or pedestrian access, or key infrastructural services in adjoining lands. Development should also be designed so as to ensure 'ransom strips' will not inhibit future development.

Please refer to the enclosed Site Layout Plans 00.129.PD402 and 00.129.PD403, Landscape Design proposals from RMDA Landscape Architects, Statement of Consistency with National Guidance on Residential Developments, and Design Statement enclosed in support of this planning application which demonstrate the consistency of the proposed development with all of the important guiding principles outlined above. Key connections have been made at all appropriate points, with three vehicular access points to the site, and an additional pedestrian and cycle connection at the public open space adjacent to Earls Court Green. In addition, the proposed Heritage Trail will facilitate further and broader connectivity for the new neighbourhood and the existing community.

17.2.9 Universal Access

The Council will require that proposed developments, in their layout and design, are accessible, understandable and usable to the greatest extent possible by all people, regardless of their age, size, ability or disability. All developments must make provision for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Technical Guidance Document M Access and Use of the Building Regulations 2010.

Please refer to the Statement of Consistency with National Guidance on Residential Developments and Design Statement enclosed in support of this planning application which demonstrate the consistency of the proposed development with the principles of Universal Design. The National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" have informed the design approach of the proposed development.

17.3 Design Statements

Design Statements will be required to be submitted with applications for:

- Over 10 residential units;

- Commercial, retail or community developments of 1,000 sq.metres and above; and
- Key or sensitive sites in settlements, as may be identified during the preparation of LAP / town plans or at planning application stage.

The following requirements must be included in a design statement:

- Desire lines to local centres, public transport and other facilities;
- A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre;
- Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points.;
- Response to local character without necessarily repeating adjacent forms and details;
- Existing buildings, landform and ecological features should be noted on drawings;
- Creative use of local materials and locally found details;
- Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
- The drawings and statements should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features (both natural and manmade) existing on site and immediately adjacent to the site (Policy VRS 8 of Volume 2, Section 2 Village Plans and Rural Settlements also refers).

Please refer to the Design Statement enclosed.

17.4 Residential Development

Good design is at the core of creating a good quality residential environment. The design of new housing developments should pay particular attention to the characteristics of the local setting. It is imperative that a high standard of design and quality of environment are created, which in turn will contribute to a sense of place and an identity being created.

The planning authority will also have regard to:

- The policies and objectives set out in Chapter 4 Housing;
- The guidelines contained in Chapters 15 and 16 of this Plan as appropriate;
- The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009);
- The accompanying document Urban Design Manual Best Practice Guide, DEHLG (2009);
- Quality Housing for Sustainable Communities Best Practice Guidelines, DEHLG (2009);
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013);
- The Council's Taking in Charge Policy Statement (2008) as amended;
- Construction standards and specifications set out in Recommendations for Site Development Works for Housing Areas DELG (1998);
- The Planning System and Flood Risk Management, Guidelines for Planning Authorities, DEHLG (2009);
- Sustainable Urban Drainage Systems (SuDS) described in the Greater Dublin Strategic Drainage Study (2005);
- The provisions of the Building Regulations 1997- 2014, in so far as they are relevant to the proper planning and sustainable development of the area; and
- Any other relevant guidance documents published during the lifetime of this Plan.

Please refer to the detailed design proposals prepared for this planning application, the Statement of Consistency with National Guidance on Residential Developments, and Design Statement enclosed in support of this planning application which demonstrate the consistency of the proposed development with all of the important guiding principles outlined above. Particular effort has been made to ensure that the proposed residential

development is a high quality, sustainable and attractive place to live, that takes account of the environment and context in which it will sit.

17.4.1 Development Capacity

Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:

- The need for land to be used economically;
- Appropriate density;
- The capacity of the physical and social infrastructure to cater for the design population;
- The adequacy of community facilities;
- Adequate privacy and residential amenity for individual dwelling units;
- The safety of proposed layouts and the capacity of the existing transportation network to absorb future development; and
- Adequate provision for cycle and vehicular parking, open space, landscaping and planting.
- Phasing of development may be required where social and physical constraints are identified.

Please refer to the detailed design proposals prepared for this planning application, the Statement of Consistency with National Guidance on Residential Developments, Statement on Density and Design Statement enclosed in support of this planning application which demonstrate the suitability and sustainability of the proposed development at Kill Hill.

17.4.2 Density

Indicative density levels are set out in Table 4.2 of Chapter 4. Local Area Plans will identify density targets for particular sites as appropriate. Higher residential densities will be encouraged at appropriate locations. Such development must ensure a balance between reasonable protection of existing residential amenities and the established character of these areas.

Please refer to Sections 6.1 and 17.2 of the Statement of Consistency with National Guidance on Residential Developments and the **Statement of Response to An Bord Pleanála Pre – Application Consultation Opinion** for details in respect of the approach that was taken in considering densities proposed for this proposed development. The density of 32.4 dwellings per hectare proposed is a demonstration of a balanced and sustainable approach to the design of a high quality, durable and appropriate development.

17.4.3 Housing Mix

It is an objective of the Council to ensure an appropriate mix of house types and sizes. In order to enable proper evaluation of proposals relative to this objective, a Statement of Housing Mix shall be submitted with planning applications for residential units, subject to the thresholds below.

Please refer to the Statement of Consistency with National Guidance on Residential Developments for details in respect of the Housing Mix proposed.

Note that the statement of opinion from An Bord Pleanála in respect of the 'Unit Mix' states that "*Further consideration of documents as they relate to the layout of the*

proposed development particularly in relation to unit mix and particularly the prevalence of 3-bed units and limited number of 1 and 2 bed units within the documents should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted”.

The housing mix has been addressed in detail in the ‘Statement of Response to An Bord Pleanála Pre – Application Consultation Opinion’ enclosed with this planning application.

It is also considered that the housing mix and typology, including 8 no. 1-bedroom units and 25 no. 2 bedroom units, is consistent with SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018).

17.4.4 Layout

The layout of new residential development should be designed to achieve the following:

- A strong sense of identity and a sense of place.
- Permeable layouts, with multiple connections to adjoining sites / estates for pedestrians and cyclists.
- Priority in the order of pedestrian > cyclist > public transport > car.
- A good sense of enclosure.
- Active frontage and supervised spaces.
- High quality materials and planting.

Please refer to the detailed design proposals prepared for this planning application, in particular JFOC Architects site layouts at 00.129.PD402, and 00.129.PD403, the landscape architect proposals from RMDA Landscape Architects and the Design Statement enclosed with this planning application.

17.4.5 Dwelling Houses – Design/Layout/Boundary Treatment

In addition to an appropriate layout, a high standard of building design, detailing, specification of materials and a high standard of craftsmanship will be required. The planning authority welcomes contemporary designs and innovation. Context remains very important, particularly in the case of the smaller towns and villages in the county. Dwelling design shall have regard to the following requirements:

Table 17.4
Minimum Floor Area and Storage Requirements
for Dwelling Houses

Unit Type (House)	Floor Area	Storage Area
One Bedroom	55m ²	3m ²
Two Bedroom	85 m ²	6m ²
Three Bedroom	100 m ²	9m ²
Four Bedroom	110m ²	10m ²

- Dual aspect shall be incorporated into all dwelling units.
- A minimum distance of 2.5m between semidetached and detached housing shall generally be provided.
- Adequate provision shall be made for the storage and collection of waste materials. Each house shall have adequate screened storage for at least 3 number 'wheelie' bins.
- Terraced / townhouse schemes shall include appropriate design measures for refuse bins, details of which should be clearly shown at planning application stage. Bins should not be situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided. Innovative design solutions shall be required in this regard.
- Terraced / townhouse schemes shall include appropriate design measures for bicycle storage, details of which should be clearly shown at planning application stage. Storage should be provided through one of the following:
 - Incorporation of a utility/store room accessed from close to the front of the house.
 - Provision of access to the rear of houses.
 - Provision of sheltered parking at a public space.
- Special consideration should be given to boundary treatments particularly where these adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency.
- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block, capped and plastered on both sides, is generally acceptable. The Council will consider alternative boundary treatments on their merits. All boundaries shall be of high quality solid construction with no gaps. Post and wire or timber post and panel fencing is not permitted.
- Concrete post and base with timber panel fencing will be considered for the side boundaries between rear gardens, provided a 2m length of 1.8-2m high block wall, capped and plastered, is provided for the initial 2m from the rear building line of the house.
- Two metre high screen walls should be provided between all areas of public space and rear gardens. Where concrete screen walls along the edge of public areas are proposed (e.g. open space or footpaths) they should be suitably rendered and capped. Proposals for planting along the public side of the wall shall be included on a landscaping plan.
- An additional inner grass verge shall be provided at the footpath to facilitate this if necessary. In the interest of passive surveillance, where side boundary walls adjoin the public footpath, the walls shall be a maximum of 1 metre in height as far as the rear building line of the dwelling (beyond which a 2m wall may be provided).
- Private open space should be designed so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable.
- Generally windows in the gable / side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.
- Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. Storage should be provided off a hallway or landing to facilitate access. Hot presses or boiler space do not count as general storage areas. As a rule, no individual storage room within a dwelling should exceed 3.5 sq metres. Dwellings may provide storage for bulky items outside individual units and this may satisfy part of the general storage requirement.

Table 175
Minimum Private Open Space Requirements for Dwelling Houses

Unit Type (House)	Floor Area
One Bedroom	48m ²
Two Bedroom	55 m ²
Three Bedroom	60 m ²
Four Bedroom or more	75m ²

Please refer to the detailed design proposals prepared for this planning application, in particular JFOC Architects drawings 00.129.PD402 - 00.129.PD403, Appendix C - Schedule of Accommodation, Appendix D – Schedule of Garden Areas, and the Design Statement enclosed with this planning application. All dwellings and their associated private amenity spaces have been designed in accordance with the requirements of the County Development Plan, Quality Housing for Sustainable Development and the Design Standards for New Apartments - Guidelines for Planning Authorities – 2018 as outlined in the documents above.

17.4.6 Apartment Developments

The provision of apartment schemes shall only be considered in appropriate locations, at a suitable scale and extent. Primarily this will be in town centre locations and proximate to public transport.

While planning applications for apartments shall be assessed against the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015), the Council strongly encourages the provision of apartments above these standards, in the interest of building attractive living environments and creating sustainable communities.

Proposals for apartment development will be assessed with due attention to:

- appropriate mix;
- floor areas and room widths;
- aspect;
- floor to ceiling height;
- lift / stair core access;
- storage provision (for general, refuse and bulky items);
- private and communal amenity space ;
- communal facilities ;
- car and bicycle parking; and
- adaptability.

Each apartment development should include a mix of residential units including a number of one bedroom units. Studio-type apartments will only be considered in certain limited circumstances where a specific need has been demonstrated, and will be subject to stipulations regarding management and tenure (i.e. type and duration of occupancy).

Apartment design shall have regard to the requirements below as a minimum.

Table 17.6
Minimum Floor Area and Storage Requirements
for Apartments

Unit Type (Apartment)	Floor Area	Storage
Studio	40m ²	3m ²
One Bedroom	45m ²	3m ²
Two Bedroom	73m ²	6m ²
Three Bedroom	90m ²	9m ²

- In a proposed apartment scheme of more than 10 units, the minimum floor areas above should be exceeded by at least 10% for the majority of apartments. (In schemes of 10 – 99 units it is acceptable to distribute the additional minimum 10% floor area across all units).
- At least 50% of apartments should be dual aspect.
- Ground level floor to ceiling heights shall be a minimum of 2.7m, and may be required to be higher in the case of any north-facing single aspect units, in multi-storey buildings or urban centre locations.
- Design proposals shall allow for satisfactory use of a building in the event of prolonged lift failure, and discourage the habitual use of the lift, through the provision of pleasant, safe circulation space.
- All apartments shall have easily accessible general storage areas (in addition to kitchen / bedroom presses, hotpress and boiler space). No individual storage room within an apartment should exceed 3.5sq metres.
- Storage for bulky items may be provided outside apartment units in dedicated secure areas, e.g. at ground or basement level. (This storage may be used to satisfy up to 50% of the minimum storage requirements for an apartment, but shall not serve to reduce the minimum floor area required in each apartment unit).
- Private amenity space shall be provided, primarily accessible from the main living area of the apartment, generally in the form of balconies / terraces. Vertical privacy screens should be provided at adjoining balconies. Sliding doors / screens should be considered to give protection from inclement weather.
- Communal amenity space should be provided, suitable for passive recreation and including play spaces for smaller children.
- Minimum private amenity space and communal amenity space requirements shall be in accordance with Table 17.7:

Table 17.7
Minimum amenity Space Requirements
for Apartments

Unit Type (Apt)	Private Space	Communal Space
Studio	4m ²	4m ²
One Bedroom	5m ²	5m ²
Two Bedroom	7m ²	7m ²
Three Bedroom	9m ²	9m ²

- Off-street vehicular parking, e.g. basement parking, to be provided, along with ‘drop-off’ spaces at street level.

- Cycle storage areas which are convenient and accessible to each of the apartments shall be provided.
- Communal facilities (including those associated with the running of the scheme such as cleaners' stores, management room or on-site accommodation for management staff) should be indicated at planning application stage, along with refuse arrangements that provide adequate, secure, accessible storage areas with visual screening.
- In the case of residential accommodation over non-residential uses, a separate access should be provided for the upper floor accommodation, and proper sound-proofing, ventilation and storage must be built into the design of the building.
- Normal planning and urban design considerations shall continue to be applied to proposed apartment schemes, e.g. external design, height, overlooking and the need to present a live edge to the street.
- Planning Applications for apartment schemes should be accompanied by a schedule of accommodation setting out the number and types of apartments and for each unit:
 - Unit floor area;
 - Whether it exceeds minimum standards and by how much;
 - Amenity and storage areas associated with the unit;
 - Aspect of unit;
 - Primary staircore / lift access point for unit;
 - Details of long-term running and maintenance arrangements;
 - A Statement of Housing Mix in accordance with Section 17.4.3 of this Plan; and
 - Where proposals do not fully meet all requirements, the applicant shall identify where this occurs, and indicate any alternative compensatory design solutions.

A number of one bedroom apartments (8 in total) have been included in the proposals for this development. Please refer to the detailed design proposals prepared for this planning application, in particular JFOC Architects drawings 00.129.PD402 – 00.129.PD403, Appendix C - Schedule of Accommodation, Appendix D – Schedule of Garden Areas and the Design Statement enclosed with this planning application. All apartments and their associated private amenity spaces have been designed in accordance with the requirements of the County Development Plan, Quality Housing for Sustainable Development and the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018) as relevant.

17.4.7 Public Open Space for Residential Development

Open space shall be provided within the development site as follows:

- In greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area.
- Public and semi-private open space in all residential developments will be required to incorporate natural features that promote children's play. Opportunities for children's play should be addressed as part of the landscape plan.
- Public open space should be innovative in its design approach, and designed to be functionally accessible to the maximum number of dwellings within the residential area.
- Public open space should be overlooked by as many dwellings as possible.
- Houses shall not generally be permitted to back onto public open spaces.
- Natural features, e.g. trees, hedgerows and wetland sites, should be retained, protected and incorporated into public open space areas.
- On large sites, areas should be identified for a hierarchy of uses, e.g. more casual 'pocket parks' for smaller children to play, informal kick about areas, areas for passive amenity, etc.
- Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.

- Care should be taken during the design process to connect existing and proposed areas of open space, thus providing green linkages for wildlife habitats.
- The use of hard landscaping elements should also be identified.

Public Open Space is provided in a structured and attractive method for the proposed residential development and constitutes 44% of the site area. Care has been taken to exploit connections and green infrastructure wherever possible. Please refer to the landscape design proposals from RMDA Landscape Architects, the site layouts from JFOC Architects, Arborist Reports and tree survey by Arborist Associates, Ecological Impact Assessment Report by Faith Wilson, Environmental Impact Assessment Screening Report by Simon Clear and Associates Planning and Development Consultants for further details.

17.4.10 Vehicular Parking in Residential Areas

Car parking standards are set out in Table 17.9. Residential areas should not be dominated by car parking along access streets. The design quality of the street is paramount (Refer to the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013)). New residential development should take account of the different criteria regarding car parking including:

- Vehicular parking for detached and semi-detached housing should be within the curtilage of the house;
- Vehicular parking for apartments, where appropriate, should generally be at basement level.
- Where this is not possible, parking for apartments and terraced housing should be in informal groups overlooked by residential units;
- The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; and
- Consideration needs to be given to parking for visitors and people with disabilities.

Please refer to the JFOC Architects site layout plans, and Statement of Consistency with National Guidance enclosed in support of this planning application for details in respect of the car parking and cycle parking provision proposed, which is consistent with DMURS 2013, the National Cycle Manual and the Kildare CDP. The Kildare CDP standard is 1.5 spaces per unit plus 1 visitor space per 4 apartments, whereas the Sustainable Urban Housing: Design Standards for New Apartments provides “*a benchmark guideline for apartments in relatively peripheral or less accessible urban locations (of) one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required*”

Our proposal provides for 1 parking spaces per apartment with a further 1 visitor space per 2 apartments. Note: All apartments are 1-bed units.

Table 17.9
Car Parking Standards

Residential	
House	2 spaces per unit
Apartment	1.5 spaces per unit + 1 visitor space per 4 apartments

Table 17.10
Cycle Parking Standards

Accommodation	
Apartments	1 space per unit + 1 visitor space per 2 units

17.4.11 Taking in Charge and Management Companies

The Council's policy on the taking in charge of residential developments is set out in the Taking in Charge Policy Statement (June 2008), which it is intended to review within the lifetime of this Plan. Management companies are not required and are not envisaged for conventional housing developments.

Apartment developments are not taken in charge by the local authority and therefore a management company is required. In mixed developments (e.g. conventional houses, apartments and commercial / retail development) a part of the infrastructure may be taken in charge and part will be required to be managed by a management company.

In mixed developments the public infrastructure should be laid out and constructed in such a manner that there is a clear distinction between the areas and infrastructure that are to be taken in charge and those that will be managed by a management company. Taking in charge drawings should precisely identify the demarcation between public and private space, particularly where it is not identifiable by boundary treatments.

The Multi-Unit Developments Act 2011 came into effect on 1 April 2011; this regulates the ownership and management of the common areas of appropriate multi-unit developments, and provides for the setting up of owners' management companies to manage such areas.

Please refer to the JFOC Architects drawing 00.129.PD402 & 00.129.PD403 outlining proposals for taking in charge of the proposed development. A management company is proposed for the apartment block.

17.5 Childcare Facilities

All childcare facilities shall be provided in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG). In particular the following should be noted:

- One childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.

Applicants are recommended to seek the advice of the Kildare County Childcare Committee, HSE, and other relevant bodies in the design of childcare facilities prior to the submission of a planning application.

A crèche is not proposed as a part of this planning application because there is sufficient provision of childcare services in existing and approved facilities in Kill. In addition, the subject site is located in an established area, is the last site available for development and its catchment is restricted to the south and east. Therefore, a new crèche would have a very limited serviceable range. Please refer to the Childcare Assessment enclosed with this planning application at Appendix M which outlines the availability of childcare in the area and the appropriate reasons for this decision.

17.7 Transport

In towns, villages and settlements the Council shall have regard to the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) (DMURS).

Please refer to the Statement of Consistency with National Guidance and the Transportation Assessment Report from NRB Consulting Engineers enclosed with this planning application for Strategic Housing Development. The proposed development has been designed to be fully consistent with the provisions of DMURS 2013.

17.7.2 Building Lines

It is the policy of the Council where developments are permitted in rural areas along National, Regional and County Roads that they must conform to the minimum setbacks listed in Table 17.8. All measurements are taken from the nearest edge of road surface. Other building lines may be specified in recognition of local conditions. In situations where there is an established building line, new houses, where appropriate, shall conform to the established building line.

Table 17.8
Building Lines from Public Roads

Motorways	91m
National Primary	91m
National Secondary	91m
Regional Road	31m
Urban / County Road	18.5m
Distributor	18.5m

Please refer to the JFOC Architects site layouts at 00.129.PD402 and 00.129.PD403 which illustrate that proposed development has conformed with the existing building lines facing the M7.

17.7.5 Street Lighting and Public Utilities

Street lighting should, at a minimum, comply with the standards set out in the most recent revision of Kildare County Council document 'Street Lighting Technical Specification'. All new luminaries shall be fitted with LED light sources. Pedestrian links must also be illuminated. Lighting levels within a new development must create a secure environment.

Dark corners and alleyways should be avoided. The planning authority may require residential schemes to comply with any forthcoming "National Specification for Public Lighting".

Where a residential development has not yet been taken in charge by the County Council, the developer is responsible for the management and maintenance of the public lighting in the development, including the payment of all utility bills.

To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone, broadband and television cables shall be provided

underground in appropriate ducting in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

The Planning Authority will require utility boxes to be carefully integrated into the surrounding environment. Conditions may be included in permissions in relation to external materials and screening for such utility boxes or any above ground installations.

Please refer to the JFOC Architects Public Lighting Layout at 00.129.PD451 which indicates the public lighting proposed as a part of this planning application. Public Lighting Proposals will all be in accordance with the requirements of Kildare County Council. All streets and public parks proposed as a part of this development benefit from continuous passive surveillance, adding to the safety and amenity of the public realm.

Specific objectives in respect of public utilities and services have been taken into consideration in the design of the proposed development. Note that there are existing overhead lines traversing the centre of the site, which have been taken account of in the design proposals contained with this planning application.

17.8 Surface Water / Flooding

The management of surface water run-off and flood risk is a key consideration in the assessment of planning applications.

Please refer to the Engineering Services Report and drawings from POGA Consulting Engineers demonstrating the proposals for the appropriate and sustainable management of surface water run-off.

17.10.2 Construction and Demolition

Waste

Construction and demolition waste management plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

- New residential development of 10 units or more;

A Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites should be reused on the subject site.

Please refer to the enclosed Construction Management Plan prepared by POGA Consulting Engineers.

Kildare County Development Plan 2017 – 2023, Volumes 2 – Small Town Plans & Environs Plans

Table 1.1
Development Capacity of Small Towns

Small Towns	2011 Pop Census	2023 Pop Forecast	2016-2023 Housing Units Target ¹	Percentage of Allocated Growth 2011 - 2023
Athgarvan	1,016	1,267	227	0.7%
Castledermot	1,398	1,792	162	0.5%
Derrinturn	1,541	1,396	195	0.6%
Kill	3,095	3,641	422	1.3%
Prosperous	2,248	2,432	325	1.0%
Rathangan	2,374	2,739	292	0.9%

Table 1.2
Population and Housing Unit Allocations 2011-2023

Small Town	Quantum of Undeveloped Zoned Land 2015 (Ha)	Potential Units Deliverable	Unit Target to Include 50% over zoning - CDP	Units Constructed 2011 - 2015	Balance of unit Provision 2011-2023	Permitted Units (not built)
Athgarvan	15	301	227 + 50% = 340	35	305	39
Castledermot	14.5	274	162 + 50% = 243	0	243	135
Derrinturn	17.4	301	195 + 50% = 292	4	288	148
Kill	28	603	422 + 50% = 633	4	629	355
Prosperous	24	467	325 + 50% = 487	6	481	27
Rathangan	24.2	486	292 + 50% = 438	3	435	140

Objectives

1.5.8.1 Housing

Housing in the town comprises a broad mix of low to medium density residential developments, one off

dwelling and to a lesser extent, apartments/town houses. Housing occupies a significant land bank within the town boundary, with much of the housing located either within or in close proximity to the town centre. The settlement strategy for County Kildare allocates a housing unit target of 422 units for Kill between 2011 and 2023. There has been no significant residential development in Kill since 2011. This Plan provides for residential development on 4 sites, whilst also promoting the development of appropriate infill development on existing residential sites and town centre sites.

Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, and existing valid permissions for development (355), it is estimated that the level of potential development on zoned lands is in accordance with the Core Strategy in Volume 1, Chapter 2.

It is an objective of the Council to: KL 1 Facilitate the development of residential developments for the lifetime of this Plan, largely within the town centre zone on areas designated as existing residential/ infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.

This proposed residential development on lands zoned for residential development is consistent with the aims and objectives in respect of housing in Volume 2 of the Kildare County Development Plan.

Wastewater

Kill is served by the Upper Liffey Valley Regional Sewerage Scheme and potential future development may be impacted by limitations in the existing sewerage system. Development will be dependent on the delivery of Contract 2B of the Upper Liffey Valley Regional Sewerage Scheme which includes upgrades to the sewerage network from Kill to Osberstown Waste Water Treatment Plant.

Following the pre-planning meeting with An Bord Pleanála on 25th September 2018, when it was emphasised that a planning application while the Compulsory Purchase Order in respect of Contract 2B was yet to be decided by An Bord Pleanála would be premature, we elected not to lodge a planning application until this process was complete. We were subsequently informed that on the 27th November 2018 An Bord Pleanála contacted Irish Water to advise that there were “no objections remaining to the proposed CPO. Please refer to Appendix L enclosed with this planning application. Accordingly, under section 216 of the Planning and Development Act, 2000, as amended it is now open to you to confirm/refuse to confirm the order”. This opened the opportunity to finalise the documentation for the planning application.

Irish Water have confirmed in their ‘Statement of Feasibility’ that Contract 2B is within their current investment plan and is scheduled to be completed by 2021. The completion of the CPO Process has confirmed the viability of this process. The design team has proposed a phasing arrangement to Irish Water whereby the first 35 housing units can be delivered prior to the completion of Contract 2B, with the balance to be delivered after the completion of Contract 2B. Please refer to the proposed phasing layout on JFOC drawing 00.129.PD444. This proposal will allow the entire development to be efficiently completed in the lifetime of a planning permission.

POGA Consulting Engineers have received a ‘Statement of Design Acceptance’ from Irish Water confirming the acceptability of the proposals.