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## **Planning and Development Acts 2000 to 2018**

### **Planning Authority: Kildare County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16<sup>th</sup> day of November 2018 by Ardstone Homes Limited care of Declan Brassil and Company, Lincoln House, Phoenix Street, Smithfield, Dublin 7.

#### **Proposed Development:**

A permission for a strategic housing development at Kilcullen Road, in the townland of Bluebell, Naas, Co Kildare.

The proposed development will consist of 125 number new residential units, comprising the following:

- 4 number one-bed, two-storey, maisonette-type units, ranging in size from 52 square metres to 62 square metres gross floor area (type A1 and A2)
- 6 number three-bed, single-storey, dormer-type units, ranging in size from 110.5 square metres to 105.4 square metres gross floor area (type B1 and B1A)
- 44 number two-bed, two-storey, terrace units, 86.2 square metres gross floor area each (type B2 and B3)
- 18 number three-bed, two-storey, semi-detached units, ranging in size from 112.2 square metres to 114.2 square metres gross floor area (type C1 and C2)

- 22 number four-bed, two-storey, semi-detached units, ranging in size from 132.4 square metres to 143.6 square metres gross floor area (type D1, D2 and D3)
- 3 number four-bed, two-storey, detached units, 143.6 square metres gross floor area (type D4)
- A four-storey apartment block containing eight number one-bed apartment units of 52 square metres gross floor area each, and 20 number two-bed apartment units ranging in size from 67 square metres to 76.2 square metres gross floor area.

A total of 251 number car parking spaces, including 228 number spaces serving the residential units and 23 number visitor spaces, are dispersed throughout the scheme. The proposed development includes all ancillary and associated site and infrastructural works, including an extension of the access road permitted under Kildare County Council register reference 15/848 (An Bord Pleanála reference PL09.246859) to provide pedestrian/cycle and vehicular access to the application site from the R448 Kilcullen Road; internal roads; open space; landscaping; boundary treatments; and, the provision of a pumping station and associated infrastructure, including a new access and maintenance roadway on the eastern side of the Rathasker Road.

## **Decision**

**Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

In coming to its decision, the Board had regard to the following:

- (a) the policies and objectives in the Kildare County Development Plan 2017-2023;
- (b) the Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (c) the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- (d) the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (e) the Sustainable Urban Housing: Design Standards for New Apartments issued by the Department of the Environment, Community and Local Government in March 2018;
- (f) the Planning System and Flood Risk Management Guidelines (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in November 2009;
- (g) the site's location close to the established settlement of Naas, designated as a Large Growth Town;
- (h) the nature, scale and design of the proposed development;
- (i) the availability in the area of a wide range of social, community and transport infrastructure;
- (j) the pattern of existing and permitted development in the area;
- (k) the planning history in the area;

- (l) the submissions and observations received, and
- (m) the report of the Inspector.

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density in this suburban location, would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment Screening**

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the Appropriate Assessment Stage 1 Screening report submitted with the application, the Inspector's report, and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, such issues may be referred to An Bord Pleanála for determination.

**Reason:** In the interest of clarity

2. Prior to commencement of any works on site, revised details shall be submitted to and agreed in writing with the planning authority with regard to the following:
  - (a) Revised site layout plan which clearly shows the continuation of the footpath and cycle path along both sides of the proposed road extension along the southern site boundary. This may result in some minor alterations to the layout at this location.
  - (b) Revised site layout plan which clearly shows all proposed vehicular, pedestrian and cycle links continued up the site boundary, as outlined in red. A revised 'Taking in Charge' drawing shall be submitted which correlates with the revised site layout plan and indicates all roadways up to the site boundaries be taken in charge by the planning authority.
  - (c) Revised site layout plan which clearly indicates a pedestrian path up to the north-eastern boundary which will facilitate a connection through to Broadfield View as indicated on the Landscape Site Masterplan Drawing No 101 of Mitchell + Associates, Landscape Architecture.
  - (d) Revised drawings which show the relocation of the recycling area from its proposed location to an alternative, more appropriate location within the site. This relocation is to be agreed with the planning authority prior to the commencement of any works on site.

- (e) Revised drawings, at an appropriate scale, which provide for the omission of the proposed rear access to mid-terrace units and an alternative proposal to deal with waste management to the front of the properties

**Reason:** In the interests of proper planning and sustainable development, to safeguard the amenities of the area and to enhance permeability.

- 3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a satisfactory standard of development.

- 4. The period during which the proposed development hereby permitted may be carried out shall be 5 years from the date of this Order.

**Reason:** In the interests of proper planning and sustainable development.

- 5. The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:

- (a) The roads and traffic arrangements serving the site (including signage) shall be in accordance with the detailed requirements of the planning authority for such works and shall be carried out at the developer's expense.

- (b) The roads layout shall comply with the requirements of the Design

Manual for Urban Roads and Streets, in particular carriageway widths and corner radii.

- (c) Pedestrian crossing facilities shall be provided at all junctions.
- (d) The materials used in any roads / footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road work.
- (e) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery, and the location for storage of deliveries to the site.
- (f) The proposed development shall make provision for the charging of electrical vehicles. All car parking spaces, serving both individual houses and apartments, shall be provided with electrical connections to allow for the provision of future charging points and, in the case of 10% of each of these spaces, shall be provided with electrical charging points by the developer. Details of how it is proposed to comply with these requirements, including details of design of, and signage for, the electrical charging points and the provision for the operation and maintenance of the charging points (where they are not in the areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (g) At least one car parking space shall be allocated to each residential unit within the scheme. Car parking spaces shall be sold off in conjunction with the units and shall not be sold or let separately.

**Reason:** In the interests of traffic, cyclist and pedestrian safety, to protect residential amenity and in the interests of sustainable transportation.

6. The site shall be landscaped in accordance with the submitted scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development or each phase of the development and any plant materials that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

**Reason:** In the interest of residential and visual amenity.

7. All trees and hedgerows within and on the boundaries of the site shall be retained and maintained, with the exception of the following:
  - (a) Specific trees, the removal of which is authorised in writing by the planning authority, to facilitate the development.
  - (b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

**Reason:** In the interests of amenity, ecology and sustainable development.

8. Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species.

**Reason:** In the interests of amenity, ecology and sustainable development.



9. Prior to commencement of any works on site, the developer shall ascertain and comply with all requirements of the Department of Culture, Heritage and the Gaeltacht in relation to nature conservation.

**Reason:** In the interests of nature conservation and to address any potential impacts on biodiversity.

10. Prior to the commencement of any works on site, the developer shall submit to the planning authority a revised Appropriate Assessment Screening Report, Stage 1, which correctly outlines the conservation objectives for both Mouds Bog Special Area of Conservation (site code: 002331), Red Bog Special Area of Conservation (site code: 000397) and Poulaphouca Reservoir Special Protection Area (site code: 004063).

**Reason:** In the interests of nature conservation.

11. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In this regard, the render finishes on the proposed apartment block shall be omitted from the proposal and replaced with a brick finish. Variations in brick colour may be used to break up elements.

**Reason:** In the interest of visual amenity.

12. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

**Reason:** To protect the residential amenity of property in the vicinity and the visual amenity of the area.

13. Site development and building works shall be carried only out between 08.00 to 19.00 hours Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

14. Prior to commencement of development, proposals for an apartment and house numbering scheme and associated signage shall be submitted to the planning authority for agreement.

**Reason:** In the interest of orderly development.

15. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority a properly constituted Owners' Management Company. This shall include a layout map of the permitted development showing the areas to be taken in charge and those areas to be maintained by the Owner's Management Company. Membership of this company shall be compulsory for all purchasers of apartments in the development. Confirmation that this company has been set up shall be submitted to the planning authority prior to the occupation of the first residential unit.

**Reason:** To provide for the satisfactory completion and maintenance of the development in the interest of residential amenity.

16. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of orderly development and the visual amenities of the area.

17. Prior to the commencement of any works on site, the developer shall ascertain and comply with all requirements of the Department of Culture, Heritage and the Gaeltacht in relation to archaeological monitoring. In addition, the developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably qualified archaeologist who shall carry out site testing and monitor all site investigations and other excavation works, following demolition, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection (in situ or by record) of any remains that may exist within the site.

18. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of social and affordable housing in accordance with the requirements of section 96 of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter (other than a matter to which section 97(7) applies) may be referred by the planning authority or any other prospective party to the agreement to the Board for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

19. Prior to commencement of development, a phasing programme for the proposed development shall be submitted to the planning authority for agreement.

**Reason:** To provide for the orderly development of the site.

20. A plan containing details for the management of waste within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste, and in particular recyclable materials, in the interest of protecting the environment.

21. A final site specific detailed Construction and Environmental Management Plan (CEMP) shall be submitted, for the written agreement of the planning authority at least five weeks in advance of site clearance and site works commencing

**Reason:** To protect the environment during the construction phase and also to avoid impacts on water quality, fisheries, sustainable drainage and flooding.

22. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to the Board for determination.

**Reason:** To ensure the satisfactory completion of the development.

23. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of                          2019**