

Comhairle Contae Chill Dara  
Kildare County Council



Our Ref 22/1504

Your Ref 313306-22

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Re: Aston Limited, Great Connell and Kilbelin, Newbridge, Co. Kildare.

Demolition of existing use structures, construction of 569 no residential units (325 no. houses, 244 no. apartments) creche and associated site works. Lands surrounding and including the dwellings of "Greatconnell" and "Valencia Lodge", Great Connell, Newbridge, Co. Kildare (www.greatconnellshdnewbridge.com)

Dear Sir/Madam,

I refer to the SHD planning application in the above regard currently with An Bord Pleanála for determination.

I wish to advise that Kildare County Council received a separate planning application on the 19<sup>th</sup> of December 2022 in respect of the same site and I attach for your information a copy of the Final Grant with regard to that permission.

Kind regards,

Gabriel Conlon,  
Senior Executive Officer

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| <b>AN BORD PLEANÁLA</b> |                        |
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Comhairle Contae Chill Dara  
Kildare County Council



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Date: 02/11/2023  
Pl. Ref: 22/1504

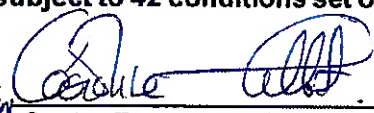
Aston Limited,  
Declan Brassil & Co. Ltd.,  
Lincoln House,  
Phoenix Street,  
Smithfield,  
Dublin D07 Y75P

Planning Register Number: 22/1504  
Application Receipt Date: 19/12/2022

**PERMISSION** The development will consist of the provision of approximately 790m of new Distributor Road, including a new bridge over the River Liffey, forming part of the Newbridge South Outer Orbital Road (NSOOR) linking the Great Connell Road to the section of the NSOOR permitted under ABP Reg. Ref. 302141-18 (Belin Woods, currently under construction) and will comprise of the following works: Provision of a single carriageway road, with cycleways and footpaths in both directions, including a five-span bridge of approximately 170m over the River Liffey, with provision for future bus stops and associated toucan pedestrian crossing; Tie-in of the proposed section of Distributor Road with the Great Connell Road including upgrade of the existing roundabout to a signal control junction including toucan crossings on all arms of the junction; Provision of a proposed River Park of approximately 9.2 ha as a multi-use recreational amenity, including pedestrian and cycle routes connecting to existing public space network, a multi-use games area (MUGA) and incorporating biodiversity and water management features; Provision of 2 No. new agricultural entrances from the proposed Distributor Road to adjoining lands (pending any future residential development of those lands); and All associated earthworks, signage, lighting, drainage works, services and connections, landscaping works, environmental measures and all ancillary works above and below ground level. The application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) AT Great Connell and Kilbelin, Newbridge, Co. Kildare. **IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.**

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 08/09/2023 GRANTED PERMISSION to the above named, for the above development subject to 42 conditions set out in the attached schedule

Date: 02/11/2023

Signed:   
Senior Executive Officer  
Planning Department

**NOTE:** The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.



**Planning Permission is sought for the provision of approximately 790m of new Distributor Road, including a new bridge over the River Liffey, forming part of the Newbridge South Outer Orbital Road (NSOOR) linking the Great Connell Road to the section of the NSOOR permitted under ABP Reg. Ref. 302141-18 (Belin Woods, currently under construction) and will comprise of the following works: Provision of a single carriageway road, with cycleways and footpaths in both directions, including a five-span bridge of approximately 170m over the River Liffey, with provision for future bus stops and associated toucan pedestrian crossing; Tie-in of the proposed section of Distributor Road with the Great Connell Road including upgrade of the existing roundabout to a signal control junction including toucan crossings on all arms of the junction; Provision of a proposed River Park of approximately 9.2 ha as a multi-use recreational amenity, including pedestrian and cycle routes connecting to existing public space network, a multi-use games area (MUGA) and incorporating biodiversity and water management features; Provision of 2 No. new agricultural entrances from the proposed Distributor Road to adjoining lands (pending any future residential development of those lands); and All associated earthworks, signage, lighting, drainage works, services and connections, landscaping works, environmental measures and all ancillary works above and below ground level. The application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) at Great Connell and Kilbelin, Newbridge, Co. Kildare – Aston Limited 22/1504**

**Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).**

Having regard to the nature, extent and design of the proposed development and having regard to policies and objectives of the Kildare County Development Plan 2023–2029 and Newbridge Local Area Plan 2013–2019 (as extended), it is considered that subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

**Schedule 2 – Conditions to apply.**

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 19/12/2022, as revised by Further Information received on 17/07/2023 and in accordance with the Environment Impact Assessment Report (EIAR) and its mitigation measures received on 19/12/2022, except as amended by the conditions of this permission.

**Reason:** To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

2. (a) **Prior to commencement of development** and for written agreement of the Planning Authority, the Applicant shall submit full details including specifications and colours of materials and finishes of the proposed bridge and associated safety barrier.  
(b) **Prior to commencement of development** and for written agreement of the Planning Authority, the Applicant shall submit additional drawings and sections of the proposed pedestrian access from the bridge to the Liffey Park. The precise location of this access shall also be agreed with the Planning Authority.

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



3. (a) An Ecological Clerk of Works (ECoW) with suitable experience shall be appointed prior to the commencement of the development.
- (b) All mitigation measures outlined in Ecological Impact Assessment, Natura Impact Statement and Construction Environmental Management Plan shall be collated into a Schedule of Mitigation Measures by Ecological Clerk of Works (ECoW) and submitted to the Planning Authority for approval prior to the commencement of the development to ensure all mitigation is carried out in accordance with detail submitted with the planning application.
- (c) A report detailing compliance with all preconstruction measures shall be submitted to the Planning Authority for approval prior to the commencement of the construction stage.
- (d) A completion report demonstrating compliance with all mitigation measures outlined in the Schedule of Mitigation Measures shall be prepared by the Ecological Clerk of Works and submitted to the Planning Authority within 6 weeks of completion of the development.

**Reason:** To ensure the preservation and protection of ecology within the subject site and vicinity.

4. (a) The Applicant shall engage a suitably qualified Archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks and/or the implementation of agreed preservation in-situ measures associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No sub-surface works shall be undertaken in the absence of the Archaeologist without his/her express consent.
- (b) The installation of agreed works exclusion zone/s and proposed importation of materials in areas of archaeological constraint shall be carried out under strict archaeological supervision.
- (c) Archaeological Monitoring shall be complemented by licensed archaeological metal detection survey.
- (d) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department of Housing, Local Government and Heritage, regarding appropriate mitigation (preservation in situ/excavation).
- (e) The Applicant shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with this Department, shall be complied with by the Applicant.
- (f) Following the completion of all archaeological work on site and any necessary post excavation specialist analysis, the Planning Authority and this Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the Applicant.
- (g) The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological or cultural constraints relevant to the proposed development as set out in Chapter 13 of the EIAR. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

5. Prior to commencement of the development, the required OPW Section 50 consent for the proposed bridge over the river Liffey shall be submitted, unless otherwise agreed in writing with the Planning Authority.



**Reason:** In the interest of Sustainable Urban Drainage Systems, to prevent interference with existing land or road drainage, to ensure proper servicing of the development and to avoid pollution.

6. The Applicant-Management Company shall submit a robust monitoring, inspection, maintenance and repairs plan prior to commencement of the development (see submitted Stormwater Drainage and SuDS Design Report Table 8.2 item 2).

(a) The agreed inspection, monitoring, inspection, maintenance and repairs plan shall be implemented directly or indirectly via a competent Contractor for the proposed drainage systems including drainage pipe networks, SuDS and the receiving drainage channel at outfalls 2 and 3.

(b) This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs on a 24-7 basis, out of normal business hours and during holidays. The Applicant-Management Company shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all drainage systems and both site watercourses and structures thereon, their operation, implementation and maintenance and repair and these records shall be handed over to new owners-LA in suitable paper and digital formats at the time of sale-transfer or taking in charge.

**Reason:** In the interest of Sustainable Urban Drainage Systems, to prevent interference with existing land or road drainage, to ensure proper servicing of the development and to avoid pollution.

7. Upon completion of the development the following shall be submitted for the written agreement of the Planning Authority:

(a) A Stage 3 Surface Water Drainage Audit in accordance with item 2 above and

(b) A construction safety risk assessment for all surface storage SuDS with assessor's report confirming risk mitigation measures have been implemented to their satisfaction.

(c) A report confirming the watertightness of the drainage network including pipes, manholes and gullies and the absence of misconnections i.e. foul drainage to the drainage system.

**Reason:** In the interest of Sustainable Urban Drainage Systems, to prevent interference with existing land or road drainage, to ensure proper servicing of the development and to avoid pollution.

8. Only clean and uncontaminated surface water and under no circumstances shall foul water discharge to the surface water drainage systems.

**Reason:** To prevent interference with existing land or road drainage, to ensure proper servicing of the development and to avoid pollution.

9. A revised flood risk mitigation plan to be submitted prior to commencement of the proposed development having regard to items 1-5 above, and any permission granted on the adjacent SHD site ABP Ref. 22313306 if applicable.

**Reason:** To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

10. Prior to the commencement of development, the Developer shall submit a high level flood plan for the River Park area (as recommended at sections 5.5.1 and 6.3 Justification Test Part 2(ii) of the SSFRA submitted in response to RFI) for the written agreement of the Planning Authority. This shall be prepared in consultation with the relevant departments of Kildare County Council.

**Reason:** To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.



- 11. The final, agreed and adopted flood risk mitigation measures contained in both SSFRAs, including SSFRA submitted in response to RFI, shall be implemented and maintained by the Applicant-Management Company and full records akin to the statutory 'Safety File' including paper, digital and photographic of the mitigation measures, their operation, implementation and maintenance and repair shall be kept and recorded by the Applicant-Management Company on a regular basis and shall be handed over to new owners-Local Authority in suitable paper and digital formats at the time of sale-transfer or taking in charge.**

**Reason:** To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

- 12. (a) Tree Bond and Arboricultural Agreement: Prior to the commencement of development and related tree felling and construction activities, the Applicant shall lodge a Tree Bond with the Planning Authority, as security for tree protection and a deterrent to wilful or accidental damages during construction. The Bond shall be based on a notional estimate of the combined value - amenity and ecosystems services - of retained trees; and taking account of the percentage tree loss(-es) due to direct impacts on healthy trees. The minimum value of the Tree Bond shall be €20,000.**

Lodgment of the Bond shall be part of an Arboricultural Agreement signed by the Developer, empowering the Planning Authority to apply the Tree Bond, or part thereof, for satisfactory protection of all retained trees on and immediately-adjointing the subject site, or the appropriate and adequate replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of 1-year from the substantial Practical Completion of the development. Sequestration of all or part of the bond shall be based on an estimate of the total costs of appropriate, compensatory tree planting at semi-mature sizes. Replacement planting shall be of the same or similar species/varieties as those lost, or as may be specified by Kildare County Council Parks Section.

**(b) Bond Release:** 12 months – inclusive of at least one full growing season - after Practical Completion of the permitted development, the Developer shall submit to Kildare County Council Parks Section, an Arboricultural Assessment Report prepared by a qualified Arborist. Any remedial surgery or other tree works recommended in that Report shall be undertaken by the Developer at his/her expense, under the supervision of a qualified Arborist. The Tree Bond shall not be released unless and until an Arboricultural Certificate - signed by a qualified Arborist and stating that all tree works have been fully undertaken - has been submitted to and agreed with Kildare County Council Parks Section.

**Reason:** To ensure and provide security for the protection and long-term viability of trees to be retained on the site.

- 13. (a) Prior to commencement of development and for written agreement of the Planning Authority, the Applicant shall submit detailed construction plans of all proposed permanent boundary treatments. Submitted details should include written specifications, plan, and section drawings (north-south and east – west).**

**(b) All proposed fencing/railings/gates/barriers shall be steel, galvanised and powder coated if coloured. Boundary proposals shall ensure that timber fencing of any type is not proposed along red-line site boundaries or adjacent open space areas with the exception of the northwestern site boundary adjacent to the zoned 'F' lands. Timber fencing, timber post and rail fencing, or Chestnut Pale fencing are not acceptable. It is a requirement of the Parks Section in the interests of safety and longevity that any proposed boundary treatments shall be of a permanent**



type. Permanent boundary treatment types shall not conflict with existing retained trees/hedgerows.

**Reason:** To minimise future maintenance costs.

- 14. Prior to commencement of development and for written agreement of the Planning Authority, the Applicant shall submit all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 of playground equipment and surfacing. Post installation certification by the Royal Society for the Prevention of Accidents shall also be submitted.**

**Reason:** To minimise future maintenance costs and still cater for quality play provision.

- 15. (a) Prior to commencement of development and for written agreement of the Planning Authority, the Applicant shall agree the specification and design of the all-weather area including the choice and type and colour of the surfacing, fencing, sports posts and line marking on the pitch area.**  
**(b) The proposed landscape design shall include a layout for the area surrounding the MUGA as a hangout space for teenagers.**

**Reason:** To maximise the amenity value and use of the facilities being proposed and ensure they are safe to use.

- 16. Prior to commencement of development and for written agreement of the Planning Authority, the Applicant shall submit locations and specification of outdoor exercise equipment to ensure that there is a range of natural play and exercise areas that differ from what is provided in Kilbelin Woods and facilitate use by children, teenagers and adults.**

**Reason:** To maximise the amenity value and use of the facilities being proposed and ensure they are safe to use.

- 17. (a) The Applicant shall retain the services of a qualified Arborist as an Arboricultural Consultant, for the entire period of construction activity, details of which shall be submitted to the Planning Authority prior to commencement of development.**  
**(b) All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site.**  
**(c) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work – Recommendations.**  
**(d) The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive).**  
**(e) The landscaping plans and particulars submitted to the Planning Authority on 19/12/2022 and as revised by Further Information received on 17/07/2023, shall be carried out and completed within the first planting season prior to operational phase of development.**

**Reason:** In the interest of biodiversity and to implement the landscaping plan.

- 18. (a) The Applicant shall engage an Arboricultural Consultant to carry out a post construction Tree Survey and Assessment on the condition of the retained trees/hedgerows. Any necessary remedial or planting works should be undertaken. A Completion Certificate should be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The Tree Survey and Assessment, and Certificate should be submitted to the Planning Authority upon completion of construction works on site.**



**(b) Prior to commencement of development and prior to site clearance (including tree felling), the Applicant shall erect protective fencing around all retained trees/hedgerows, as shown on the Arborist's Tree Protection Plan. The fencing shall be as shown in BS 5837: 2012 or as specified by the Arboricultural Consultant and agreed with Kildare County Council Parks Section. Notices shall be fixed to the fence(s), stating that the enclosed trees within the fence are protected. The fenced area shall be an exclusion zone: no materials, equipment, spoil, or soils are to be stored within this protection area; and there shall be no incursions of machinery into area, unless by prior agreement with the Arboricultural Consultant, who shall notify Kildare County Council Parks Section of any such agreement.**

**Reason:** To ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development.

**19. The Applicant shall retain the services of a qualified Landscape Architect as a Landscape Consultant, for the entire period of construction activity, details of which shall be submitted to the Planning Authority prior to commencement of development. A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and submitted to the Planning Authority.**

**Reason:** To ensure full and verifiable implementation of the approved landscape design.

**20. All proposed seating within the Liffey Park shall be constructed of stone, metal or recycled composite timber. Recycled composite timber should be used rather than timber surfacing. The design shall be inclusive to allow for wheelchair and age-friendly access on a portion of the seating. It is also a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas.**

**Reason:** To minimise future maintenance costs and ensure all seating is fully accessible.

**21. (a) Tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways and cycleways in open space areas. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use e.g. maintenance, emergency. Timber edging is not permitted. Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing.  
(b) The path width at appropriate locations shall be agreed with the Parks Section to include a cycle track along the river.**

**Reason:** To minimise future maintenance costs and increase the use of the paths through the open space and provide the potential to extend a walking and cycling route to Newbridge and Athgarvan.

**22. The landscape design shall ensure that trees are planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.**

**Reason:** To ensure there is no future conflict between any proposed tree planting and public lighting.

**23. Prior to the commencement of development and for written agreement of the Planning Authority, the Applicant shall submit drawings of the 790m section of the Newbridge South Orbital Relief Road (NSORR) hereafter referred to as the 'distributor road' at scales of 1:500 and design details indicating the following:**

**(a) A detailed design for the 790 metre length of the Distributor Road as part of the Newbridge South Orbital Relief Road (NSORR), that is to indicate lines of sight and corner radii at junctions, longitudinal gradients/vertical and horizontal curvature for the Distributor Road to be in**



accordance with the Design Manual for Urban Roads and Streets (DMURS) 2019. All manhole covers and frames shall not be located in the wheel track of the main carriageway of the Distributor Road. E600 manhole covers and frames with a 150mm deep frame shall be used for both foul and surface water manholes located on the main carriageway of the Distributor Road. This is having consideration to the projected high volumes of traffic that will use the fully opened Distributor Road in order to avoid rocking of manhole covers from vehicular traffic.

- (b) A low noise road surface for the Distributor Road.
- (c) The final bridge design.
- (d) A detailed design of surface water runoff collection, attenuation and disposal system for the Distributor Road is to be completely separate to that serving the proposed residential development. This shall be in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and the recommendations pertaining to Sustainable Urban Drainage Systems (SUDs).
- (e) The Distributor Road embankment is to be constructed using Class 1 or Class 2C fill with a design CRB  $\geq$  2.5%. This would permit the use of a 150mm subbase over a minimum of 600mm of capping layer.
- (f) Finished road levels are to be indicated in the design for the full length of the overall Distributor Road providing existing road levels on the L-2028 local road, a detailed design for the bridge crossing the River Liffey and the horizontal and vertical alignment with the section of the Distributor Road as part of the Belin Wood Strategic Housing Development under construction at Kilbelin by Glenveagh Properties PLC pursuant to the planning permission register reference: 18/302141.
- (g) The cycle tracks on the Distributor Road are to be in accordance National Transport Authority's National Cycling Manual pertaining to widths and signage, the location of lighting standards, ironmongery and signs, the avoidance of obstructions and the re-establishment of a cyclist's position on-road.
- (h) A detailed design of the proposed two new bus stops on the Distributor Road in accordance with the National Cycle Manual guidance and best practice design in which the cycle lane travels behind the bus stop in order to minimise potential conflict and that the bus stops are kept on road.
- (i) Final design details of the proposed connection of the linear walkway along the River Liffey.

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

- 24. Prior to the commencement of development**, the Applicant shall submit a detailed design for the signalised 4-arm junction with the Distributor Road and the L-2028 local road in place of the current roundabout and toucan crossing arrangements on the Distributor Road in accordance with current standards. The Applicant shall liaise with the Traffic Management Section of Kildare County Council in regard to this.

The upgrade works and junction works shall be in accordance with Kildare County Council's required specifications pertaining to:

- (a) Details of traffic signals.
- (b) The controller to have ELV and LED signals.
- (c) The installation of CCTV camera and pole at the junction to assist monitoring of traffic flows.
- (d) The installation of MOVA/SCOOT technology.
- (e) The upgrade of existing public lighting (as required) on the L-2028 local road.
- (f) The upgrade of the road layout and markings including the provision of dished kerbs and tactile paving pedestrian crossing points.
- (g) The final toucan crossing arrangements are not to be ramped on the Distributor Road.



All installations shall be connected to Kildare County Council's Traffic Management Centre located at the Local Authority's headquarters at Áras Chill Dara, Devoy Park, Naas, County Kildare. The cost of the design, supervision and delivery of the works shall be borne solely by the Applicant. The detailed design shall be the subject of the written agreement of the Planning Authority.

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

**25.** A full time Resident Engineer shall be provided and funded by the Applicant to supervise the Distributor Road project works on site and to liaise with, stakeholders, the Applicants of Belin Woods Strategic Housing Development and the Planning Authority.

**Reason:** In the interests of proper planning and traffic safety.

**26.** The Applicant shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road project.

**Reason:** In the interest of proper health and safety management for the project.

**27.** Prior to commencement of development, the Applicant shall submit the names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the Roads, Transportation and Public Safety Department Section.

**Reason:** In the interest of proper health and safety management for the project.

**28.** Prior to the commencement of development, the Developer shall enter into a legal agreement with Kildare County Council setting out the detailed design and delivery (including funding) of the proposed development, unless otherwise agreed in writing by the Planning Authority.

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

**29.** CBR tests shall be undertaken in accordance with Section 2.16 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" (R.S.D.W.H.A.) and as required to determine the subgrade strength under the 790-metre length of Distributor Road. The results together with a suitable pavement design in accordance with LR 1132 and HD 14/87 shall be submitted to the Planning Authority for written consent before development commences.

**Reason:** In the interests of traffic safety and proper planning.

**30.** Prior to the commencement of development, the Applicant shall engage in writing with the Kildare/Newbridge Municipal District Engineer and arrange for necessary inspections to be carried out on the roads in the vicinity of the site so as to address issues of road deterioration due to heavy construction traffic.

**Reason:** In the interests of traffic safety and proper planning.

**31.** Prior to the commencement of development, the Applicant shall submit a Construction Management Plan that is to contain:

- (a) A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain



mitigation measures to minimize the effects the proposed development would have on adjacent residential development, the school, the immediate public road network and existing traffic movements.

- (b) Wheelwash arrangements and locations for the construction phase.
- (c) Final details of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area).
- (d) Relevant construction site warning signs on the public road network shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual having consideration to adjacent residential development.
- (e) A Construction and Demolition Waste Management Plan.
- (f) Hours of operation during the construction phase to be 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).

**Reason:** In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

- 32. Prior to the commencement of development and for written agreement of the Planning Authority, the Applicant shall complete and submit a Stage 2 RSA. Prior to the opening and operation of the Distributor Road, the Applicant shall submit to the Planning Authority a Stage 3 Road Safety Audit. Within 120 days of the opening of the Distributor Road, the Applicant shall complete and submit a Stage 4 RSA to the Planning Authority. These Road Safety Audits shall be the subject of the written agreement of the Planning Authority.**

The 790-metre length of Distributor Road shall not be open to the public until the route has been fully constructed and upgraded to the satisfaction of the Planning Authority. This will involve the completion of a Stage 3 Road Safety Audit. Kildare County Council shall then be in a position to take the full road in charge.

**Reason:** In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

- 33. The Applicant shall comply with all future site lighting requirements of the Planning Authority in relation to adjusting the lights by re-aiming, the addition of louvres & shields and/or dimming. This is to deal with any glare issues that may arise for road users, residents and adjacent lands/properties which may only become apparent when the installation has been commissioned. The public lighting scheme shall be fully implemented prior to the opening of the development.**

**Reason:** In the interest of protecting residential amenity, pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

- 34. Unless otherwise agreed in writing by the Planning Authority, for occasional exceptions, the permitted hours of operation during the construction phase and for deliveries shall be between 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. Work is not permitted on Sundays and on public holidays.**

**Reason:** In order to safeguard the residential amenity of properties in the area.

- 35. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site. The Applicant shall**



arrange for vehicles leaving the site to be kept clean, and for road sweeping by mechanical sweeper to take place as required.

**Reason:** In the interest of traffic safety.

**36. The development shall not impair existing land or road drainage.**

**Reason:** To prevent interference with existing land or road drainage in the interest of proper development.

**37. During the construction phase the Applicant shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This will include material delivery vehicles, service vehicles, construction plant and vehicles, waste skips and private vehicles of the workers on site. There shall be no unauthorised parking of vehicles on the public road network or in the adjacent residential estates.**

**Reason:** In the interest of traffic safety.

**38. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement prior to the commencement of development.**

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

**39. The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between the hours of 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.**

**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.

**40. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.**

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

**41. Prior to commencement of development, and for the written agreement of the Planning Authority, the Applicant shall submit detailed proposals in relation to the importation of waste material as part of development proposals and the authorisation of same under Section 39 of the Waste Management 1996.**

**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.

**42. Prior to commencement of development and for the written consent of the Planning Authority, the Applicant shall submit a Construction Phase Surface Water Management Plan in accordance**



with IFI Publication 2016 "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters". The Plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

- (a) Site Layout Plan identifying any potential surface water and/or groundwater receptors.
- (b) The location and design of any proposed mitigation measures.
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.