



STATEMENT OF CONSISTENCY LOCAL PLANNING POLICY CONTEXT

And

NATIONAL and REGIONAL PLANNING CONTEXT

This statement is prepared in compliance with the requirements set out in Section 5(5)(b)(i) of the Planning and Development (Housing) and Residential Tenancies Act 2016. This requires that a request to the Board by a prospective applicant to enter into consultations with the Board shall be in writing and shall include a statement that, in the prospective applicant's opinion, the proposal is consistent with both:-

- (i) the relevant objectives of the development plan or local area plan concerned, and
- (ii) relevant guidelines issued by the Minister under Section 28 of the Act.

This statement should be read in conjunction with other documentation submitted with this request, to limit duplication. In sequence, this statement follows that set out above and describes consistency with the statutory Development Plan in the first part and the relevant Ministerial Guidance in the second part.



Simon Clear B.A. Dip. T.P. MIPI
Darran Quaile B.A. MRUP MSc BLUP MIPI
Paula Shannon B.A. MRUP MIPI

**3 TERENCE ROAD WEST,
TERENURE,
DUBLIN 6W
D6W YY79,
IRELAND.**

Phone: 00-353-1-492 5934
Fax: 00-353-1-492 7617
E-mail: admin@clearconsult.ie
Web: www.clearconsult.ie
Vat No. 9803199H

Kildare County Development Plan 2017 – 2023

The subject site is located within the Kildare County Council administrative boundary and is therefore subject to the policies and objectives of the Kildare County Development Plan 2017-2023. The relevant policies are set out below.

Variation 1 of the KCDP, which came into effect on the 9th June 2020, incorporates Project Ireland 2040: National Planning Framework (NPF); The Implementation Roadmap for the National Planning Framework; and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) into the Kildare County Development Plan 2017-2023.

Core Strategy

To respond in a coherent sustainable, spatial fashion to the challenges facing the county, while building on its strengths and providing a more focussed approach to planning for future growth. The Core Strategy facilitates a more consolidated compact urban form, maintenance and improvement of a sustainable economic base, and the creation of sustainable and integrated communities, together with the balancing of our natural and built environment with sustainable and appropriate development.

The proposed residential development is within the development area of Newbridge town and will provide a sustainable use on residentially zoned land. The subject site is one of the last remaining residentially zoned sites located to the south west of Newbridge town and a development on the site will consolidate the urban form of Newbridge in accordance with the Development Plan.

Some of the factors which the KCDP seeks to encourage for new developments are as follows:

- (i) Consolidation within the existing urban footprint with particular focus on the Metropolitan and Hinterland towns;
- (ii) Supporting the achievement of more sustainable towns and villages through residential and employment opportunities together with supporting social and community facilities;

- (iii) Supporting national investment in public transport services by focusing new development areas in key locations to achieve the integration of land uses and high quality public transport provision;
- (iv) Achieving economies of scale for services and infrastructure in identified growth towns;

The proposed development, located within the existing urban footprint of Newbridge town, is one of the last remaining residentially zoned lands available for development and with the subject proposal having a density of c.35 units per hectare, will result in a sustainable use of the lands. The site is located <2km from the Newbridge Train Station and footpath improvements works along Standhouse Road will facilitate easier access to the train station.

Settlement Hierarchy

The settlement hierarchy of the KCDP was amended by Variation 1 to align with the RSES. The designations for Settlement Types in the KCDP now consist of the following:-

- Key Town;
- Self-Sustaining Growth Town;
- Self-Sustaining Town
- Town
- Villages
- Rural Settlements
- Rural Nodes
- Rural Dwellers
- Blessington Environs

In accordance with Variation 1, Newbridge is designated as a Self-Sustaining Growth Town in the KCDP. The RSES defines these towns as those with a moderate level of jobs and services, which adequately cater for the people of its service catchment with good transport links and capacity for continued commensurate growth. Newbridge has always been a significant town in the Kildare urban network and is a substantial self-sustaining town providing a high level of job and services and is located on the main railway line.

It is policy of the Council to:-

SS 2 Direct growth into the Key Towns, followed by the Self-Sustaining Growth Towns and the Self-Sustaining Towns, whilst also recognising the settlement requirements of rural communities.

It is an objective of the Council to:-

SO 9 Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007) including any updated guidelines and deliver at least 30% of all new homes that are targeted in settlements within their existing built-up footprint (defined by the CSO).

The proposed development provides an increase in the residential housing stock of Newbridge and is located within the existing urban area of Newbridge in line with the objectives of the Settlement Strategy.

Population and Housing Growth

Table 3.3 of the KCDP sets out population and housing targets for the county of Kildare up to 2023. The population projection for Kildare to the end of the Plan period is 238,993, giving rise to the need for 6,023 additional residential units by 2023.

Table 3.3 Settlement Hierarchy – Population and Housing Unit Allocation 2020-2023

Settlement Type	Towns / Villages	2016 Census Pop	2016 Dwellings	Allocated Growth (%) 2020-2023	NPF 2026 Pop Growth in persons	NPF 2026 Pop Growth in housing units	Population Growth 2020 to 2023 (annualised from 2026 NPF Figures) ⁶	Dwellings Target 2020 to 2023
Key Town	Maynooth (MASP ⁷)	14,585	5,171	10.9%	4,291	1,533	1,839	657
	Naas	21,393	7,726	14.9%	5,866	2,095	2,514	898
Self-Sustaining Growth Town	Newbridge	22,742	8,260	11.6%	4,567	1,631	1,957	699
	Leixlip	15,504	5,524	10.2%	4,016	1,434	1,721	615
	Kildare	8,634	3,158	4.7%	1,850	661	793	283
	Athy	9,677	4,281	4.8%	1,890	675	810	289

In line with national and regional policy to direct growth into designated growth centres, the KCDP designated that 11.6% of the allocation is directed to Newbridge.

A total of 699 new dwellings are targeted in Newbridge in the period of 2020-2023. The population forecast growth for Newbridge is 1,957 persons from 2020-2023.

As it is unlikely that development of the subject proposal would be complete by 2023, the housing unit target to 2026 is considered to be more applicable to the delivery of the proposed development. The housing unit allocation to 2026 is 1,631 units. The proposed

development provides for 336 no. residential units and will contribute to the achievement of the population growth and housing targets set out in the KCDP 2017-2023 and beyond.

Please refer to the Newbridge Local Area Plan Consistency Statement below for further details on the housing targets for Newbridge.

Sustainable and Integrated Communities

Section 2.13 of the KCDP sets out the need to create sustainable and integrated communities within the county of Kildare. The strategy of the Development Plan will seek to provide quality homes, in mixed tenure neighbourhoods, catering for a wide range of family types.

The proposed development provides a mixed tenure with 2, 3 and 4 bedroom houses along with 1, 2 and 3 bedroom apartments and duplexes. There are 7 no. different house types and 3 no. duplex types.

The KCDP also sets out a clear need to ensure that social and community facilities, including recreation and amenity facilities, are provided in tandem with residential development. The provision of infrastructure such as schools, retail and childcare facilities is necessary to complement and support increasing populations throughout the county.

Objective 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.*

A childcare facility is being provided as part of the subject development and will be delivered in the first phase of this development. The creche facility has been sized to cater for the entire development on the lands, including Phase 1, which is currently under construction. 5 areas of public open space, dispersed throughout the site are provided as part of the proposal.

Please refer to the enclosed Social Infrastructure Audit which confirms adequate availability of social and community facilities in Newbridge to cater for the proposed development.

Housing

The following housing objectives of the council are applicable to the subject development:-

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.*

Provision is made within the proposed development for Part V and 10% of the housing stock proposed is to be provided for social housing. Full details of compliance with Part V are enclosed with the application documentation, including a layout plan identifying Part V units and costings.

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

The proposed development provides a variety of residential units including semi-detached, detached and terraced 2, 3 and 4 bedrooms houses along with 1, 2 and 3 bedroom apartments and duplexes, which is in line with the KCDP, RSES and NPF strategy. Further details and a justification for the unit mix are included in the Planning Report.

Sustainable Communities

In relation to creating Sustainable Communities, the KCDP provides the following objectives:-

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.*

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.*

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.*

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

The proposed development is located on lands zoned for residential use and provides a sustainable density of c.35 units per hectare. The development has been designed in accordance with the Quality Housing Guidelines, including the recent Circular Letter NRUP 02/2021 issued by the Department of Housing, Local Government and Heritage in April 2021. The proposed development has been designed to a high quality and in accordance to all relevant guidelines and development standards. A design statement has been prepared by Reddy Urbanism and Architecture (RUA) and is enclosed for consideration.

Urban Design

In relation to Urban Design the KCDP sets out the following objectives for the Council:-

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).*

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*

Please refer to the Consistency Statement for National Policy below for details on compliance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the Urban Design Manual. Further details on the design

of the proposed development are contained within the Design Statement prepared by Reddy Architecture. Please refer to the enclosed Muir Associates engineering report which provides details of compliance with DMURS.

The proposal has been designed to fit into its context, with existing development located along the north and eastern boundaries of the site.

Residential Density

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).*

On Outer Suburban / 'Greenfield' Sites it is necessary to achieve net residential densities that make efficient use of the lands in the context of their location and provide a variety of housing types in order to justify the development of these sites.

Densities of 30-50 units per hectare are prescribed in the KCDP for residential developments located on 'outer suburban/greenfield' sites. The proposed development provides a density of c.35 units per hectare, which is in accordance with the Development Plan and the site is zoned for residential development.

Mix of Dwellings

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.

Please refer to the enclosed schedule of accommodation enclosed in the design statement prepared by Reddy Architecture for details on the mix of dwellings proposed. The demographic trend is towards smaller family units, which has been recognised in the NPF and RSES. In response, smaller unit options have been included in the mix. A full Statement of Housing Mix has been included in the Planning Report enclosed.

Specific Needs Housing

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.*

The proposed development includes a wide range of housing types/tenures suitable for all, with semi-detached, detached, terraced houses, apartments and duplexes provided. It is therefore considered that the development has been designed to accommodate the needs of older people.

Private and Semi-Private Open Space

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).*

Private open space is provided for each unit in the form of rear gardens to houses and balconies to apartments/duplexes above ground floor level. The private open space provided is in accordance with the KCDP and National Guidelines. A quality housing assessment has been prepared and includes details of compliance with the private open space requirements.

Public Open Space

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*

Please refer to the Site Layout Plan and Landscape Masterplan for details of the public open space provided. 17,626m² of public open space is provided in the proposed development, approximately 52m² per residential unit. A further 11,269m² of open space is being provided as part of Phase 1, which brings the total open space for the entire development to 28,895m² (25%).

All areas of public open space are overlooked by adjacent residential units and appropriate boundary treatments are provided to areas of private amenity space. Please refer to the Boundary Treatment Plan prepared by Landscape/Architect for details.

Infrastructure/Services

An Engineering Services prepared by Muir Associates Consulting Engineers provides details of the surface water, drainage, SuDs, wastewater and water supply for the proposed development.

Social, Community and Cultural Development

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.

A Social Infrastructure Audit, which is enclosed for consideration, provides details on the existing community infrastructure available in Newbridge. The Social Infrastructure Audit also contains a detailed analysis of school demand and concentration, as requested by ABP in their Opinion.

People with Disabilities

PDO 1 Ensure that parking spaces provided for people with disabilities are appropriately indicated and are located in a manner which has regard to dismounting, safety of driver and passengers, etc.

PDO 2 Ensure that all footpaths and public areas are accessible and safe for people with disabilities and/or reduced mobility, etc. by continuing a programme of footpath development and improvements.

The proposed development has been designed to be universally accessible and is in accordance with the above objectives of the KCDP. There are 3 no. disability parking spaces provided throughout the site.

Childcare Facilities

CPFO 1 Ensure the provision of childcare facilities in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG) and the Child Care (Pre-School Services) Regulations 1996 and 1997, 'Ready, Steady, Play! A National Play Policy' (2004) and any other relevant statutory guidelines which may issue during the period of this Plan.

A crèche facility, with an area of 616m² is provided in the centre of the subject site. The crèche facility has been designed to cater for the development of the entire landholding, which includes the subject application and the Phase 1 development of 54 no. units, which is currently under construction. The proposed creche facility will replace the facility previously permitted as part of Phase 1 and will be delivered in Phase 2 (the first stage of development of the subject SHD application) so that the childcare facility will be provided with the first 75 no. units being developed on the entire site.

Architectural and Archaeological Heritage

A chapter on Cultural Heritage, which was prepared by Byrne Mullins & Associates Archaeological & Historical Heritage Consultants is included in the EIAR enclosed with the application documents. In terms of residual impact, *it is not envisaged that any negative residual effects will occur with respect to Cultural Heritage as a result of the project proceeding as proposed with the adoption of the archaeological mitigation strategies outlined in the EIAR chapter.* The same conclusion is drawn for cumulative impacts and *it is not envisaged that any negative cumulative effects will occur with respect to Cultural Heritage as a result of the project proceeding as proposed.*

Natural Heritage and Green Infrastructure

A Natura Impact Statement has been prepared by Panther Environmental Solutions Limited and is enclosed. The NIS concludes that *it is not anticipated that the proposed development, subject to recommended mitigation measures, by itself or in combination with other developments, would impact negatively upon the Natura 2000 network during the site preparation or operational phases of the project.*

An EIAR has been prepared and is enclosed with this application.

Landscape, Recreation and Amenity

Landscaping design details have been prepared by Jane McCorkell Landscape Architect and are enclosed with this submission. The landscape and amenity areas have been designed to the specification of the Parks Department of KCC. The plans show examples of playspaces and all age groups will be catered for in a leisure and activity design for open space and amenity areas, including grassed SuDs areas for informal play.

Urban Design

15.5.2 Greenfield Edge

It is noted in the KCDP that *'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.'*

In relation to Greenfield Edge Development, the KCDP sets out the following 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

The proposed development provides a residential development as a suburban extension at a sustainable density on lands zoned for residential development. The proposal includes a mix of dwelling types including own door housing, apartments and duplexes to achieve the sustainable density and improves the housing tenure available in the locality. Quality public realm and communal open space areas are provided in accordance with guidance from the Development Plan. Details of public lighting have been prepared and enclosed. Public lighting has been incorporated into the landscaping plan for the development.

Development Management Standards

Building Height

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 primarily provides two storey dwellings, which is in accordance with the general pattern of development in Ballymany. A part 3, part 4-storey apartment building is provided on the northern end of the site. The apartment building is located a significant distance from existing housing on Standhouse Road and there are a pair of 2-storey semi-detached dwellings between the proposed apartment building and the existing dwelling.

The apartment building will create an entrance feature from Standhouse Road and increases the residential density of the development in accordance with Government guidance. The height of the apartment building may be considered as a material contravention of the KCDP, please refer to the enclosed Statement of Material Contravention for further details.

Site Coverage and Plot Ratio

The maximum site coverage shall be 50% for residential development and the KCDP indicates a plot ratio of 0.25-0.35 for 'Outer Suburban' sites.

The proposed development has site coverage of 17% and plot ratio of 1:0.3. The plot ratio and site coverage are in accordance with the development plan standards.

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.

All units which face back to back in the proposed development have a minimum separation distance of 22m.

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 proposed development is primarily 2-storey dwellings and the part 3/part 4-storey apartment building has been located away from any 2-storey housing units to avoid any overshadowing. A daylight and shadow analysis has been prepared by Right to Light and is enclosed.

Landscaping

Jane McCorkell Landscape Architects have engaged with the Parks Department in KCC to agree a landscape design approach for the subject development. The landscape design has been prepared in accordance with the requirements from the Parks Department of KCC. Full landscaping details, including a Landscape Design Statement and associated drawings have been prepared and are enclosed with the application documents.

Housing Mix

A Statement of Housing Mix shall be submitted with planning applications within a Large Growth Town which propose 50 units or more.

The Statement shall set out how the proposed housing mix has been determined, having regard to local supply and demand, and how the proposal meets any Target Housing Mix for the area, if applicable.

A Schedule of Accommodation, which details the breakdown of the proposed development has been prepared by Reddy A & U and is enclosed with the application document. Further to this, in response to the request from ABP for a justification of the housing mix proposed, a statement on housing mix is included in the Planning Report enclosed.

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.

The Layout has been carefully designed to align routes with desire lines and to create a permeable interconnected series of routes that are easy and logical to navigate around.

The adjoining residential development, The Elms, backs onto the subject site which limits the potential for permeability between the subject site and surrounding development. However, the subject development is accessed from both Ballymany Road and Standhouse Road, which increases access to the site.

Traffic speeds are controlled by design and layout and streets are treated as places rather than roads. The roads have been designed to be fully compliant with DMURS, please refer to the Engineering Report prepared by Muir Associates for details on compliance with DMURS. Homezones/shared surfaces are delineated within the development and the layout of these naturally promotes traffic calming and pedestrian/cyclist priority.

There is a clear delineation between the environment of the link road, which is being constructed under Phase 1 and the secondary streets within the site. Please refer to the Architectural Design Statement and Planning Report for further details on the layout of the proposed development and the evolution of the design. All areas of open space are overlooked by the residential units and passive surveillance is provided throughout the layout.

All design disciplines have collaborated to dovetail proposals to the greatest possible extent. High quality materials and finishes are provided throughout the scheme and the landscaping details have been developed to the specification of the Parks Department of KCC.

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

A comprehensive Housing Quality Assessment has been included and provides details of the breakdown of individual units. Each unit is in compliance with the above standards set out in the KCDP.

Private Open Space

The KCDP provides the following requirements for private open space:

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

A comprehensive Housing Quality Assessment has been included and provides details of the private open space provided for each unit. Each unit is in compliance with the above standards set out in the KCDP.

Apartment Developments

The apartments proposed in the residential scheme have been designed to comply with the most recent Government guidance and namely the *Sustainable Urban Housing, Design Standards for New Apartments Guidelines 2018 & 2020*. Please refer to the statement of consistency with Section 28 guidelines further below and the Housing Quality Assessment enclosed for details.

Minimum Floor Area and Storage Requirements for Dwelling Houses

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

A comprehensive Schedule of Accommodation has been included and provides details of the breakdown of individual units. Each unit is in compliance with the above standards set out in the KCDP.

- Dual aspect shall be incorporated into all dwelling units.
Response: All housing and duplexes are dual aspect. 21 no. (77%) apartments are dual aspect, which is in accordance with the Sustainable Urban Housing: Design Standards for New Apartments 2020 guidelines.
- A minimum distance of 2.5m between semidetached and detached housing shall generally be provided.
Response: This has been adhered to in the design of the proposed development, please refer to the enclosed Architectural drawings prepared by RAU for details.
- 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.
Response: Please refer to the layout drawing which shows details of bin storage. Bin storage is primarily provided to the rear of the dwellings and in the case of apartments/duplexes bin storage areas are provided for each block.
- 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.

Response: Bin storage is provided to the front of terraced houses in a dedicated bin store, which is located away from the front door and window. Details are provided on the site layout plan.

- 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:
 - (a) Incorporation of a utility/store room accessed from close to the front of the house.
 - (b) Provision of access to the rear of houses.
 - (c) Provision of sheltered parking at a public space.

Response: Bicycle storage is provided to the front of terraced houses, adjacent the bin stores. Details of the bin and bicycle stores are provided on the site layout and typical bin/bike store drawings enclosed.

- 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.

Response: Boundary walls already exist to the surrounding residential developments. A 1.8m boundary wall is provided adjacent to the school grounds and a 1.8m concrete post and shiplap timber garden fence is proposed between the rear gardens of the proposed dwellings. Please refer to the Boundary Treatment Plan prepared by Jane McCorkell Landscape Architect enclosed for further details.

Private Open Space

The KCDP provides the following requirements for private open space:

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

A comprehensive Housing Quality Assessment (HQA) has been prepared by Reddy Architecture and provides details of the private open space provided for each unit. Each house unit is in compliance with the above standards set out in the KCDP. Details of the private open space provided for the apartments and duplexes are provided below.

- 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.

Response: Boundary treatment between private residential units is a 1.8m concrete post and shiplap timber garden fence.

- 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.

Response: The above standards will be adhered to and details of boundary treatment have been provided on the landscape boundary treatment plan enclosed.

- 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.

Response: A 1.8m block wall plastered to the public side is proposed for boundaries between private and public open space. This is considered an appropriate boundary and has been designed by the landscape architects.

- 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).

Response: Noted, please refer to the enclosed Boundary Treatment plan for details.

- 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.

Response: The layout of the proposed scheme permits the private open space for each dwelling to be usable and generally rectangular in form. Please refer to the site layout plan and landscape plan enclosed for details.

- 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.

Response: This requirement has been complied with in the proposed development.

- 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.

Response: Storage in the proposed dwellings is provided in accordance with the development plan standards. Please refer to the HQA and floor plans enclosed for details.

Apartment Developments

The apartments proposed in the residential scheme have been designed to comply with the most recent Government guidance and namely the *Sustainable Urban Housing, Design Standards for New Apartments Guidelines 2018 & 2020*. Please refer to the Statement of Consistency with National Guidelines below for details.

Public Open Space

- In greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area.

Response: 17,626m² (15.4) of public open space is provided in the subject development. The open space, combined with the open space provided in Phase 1, greatly exceeds 15% of the site area. The total area of public open space is 25%.

- SuDS are not generally acceptable as a form of public open space provision, except where they contribute in a significant and positive way to the design and

quality of open space. Where the Council considers that this is the case, in general a maximum of 10% of the open space provision shall be taken up by SuDS.

Response: SuDs areas are excluded from the open space calculation. However, grassed areas over SuDs areas will be made available for informal recreation where located in open spaces.

- Each application shall also have regard to the qualitative standards outlined in Section 4.18 of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG, (2009).

Response: Please refer to the Statement of Consistency with National Guidelines below for details.

The following should also be taken into consideration in relation to public open space:

- Areas of public open space should be generally flat. While some undulation may be incorporated as a design feature, areas with high gradients, containing swales or attenuation ponds, or otherwise impractical to function effectively as amenity / play areas, will not be acceptable as open space.

Response: The areas of open space provided in the proposal are generally flat with natural play elements incorporated into areas of open space that have natural gradients.

- Narrow tracts of land (less than 10m) or pieces of land 'left over after planning' are not acceptable.

Response: The areas of open space provided are large designated areas of open space. There are no areas of open space less than 10m.

- 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.

Response: Please refer to the landscaping details prepared by Jane McCorkell Landscape Architect for details of children's play proposed.

- 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.

Response: The public open space has been designed to be directly accessible from as many dwellings as possible on the site and public open space is dispersed throughout the site.

- Public open space should be overlooked by as many dwellings as possible.

Response: All areas of open space are overlooked.

- Houses shall not generally be permitted to back onto public open spaces.

Response: No houses back onto the public open spaces.

- Natural features, e.g. trees, hedgerows and wetland sites, should be retained, protected and incorporated into public open space areas.

Response: A number of trees and hedgerows, particularly along the site boundaries will be retained and enhanced as part of the proposed development. Only 1 no. Category U tree will be removed as part of the proposed development.

- 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.

Response: Areas of open space are provided throughout the development site and the landscaping proposed for each area creates different hierarchy of spaces. Details are provided in the landscape design statement and associated drawings enclosed.

- Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.

Response: Areas of open space are linked via the main access routes throughout the development and footpaths have been provided along desire lines through the areas of open space. The majority of the internal roads in the proposal are shared surfaces where cyclists and pedestrians will have full access to the carriageway.

- Care should be taken during the design process to connect existing and proposed areas of open space, thus providing green linkages for wildlife habitats.

Response: There are no existing areas of open space adjoining the proposed development site.

- The use of hard landscaping elements should also be identified.

Response: Please refer to the enclosed Landscape Plan provided by Jane McCorkell Landscape Architect for details.

- The design of lanes connecting housing estates or within housing estates should be of sufficient width to allow for the safe movement of pedestrians and cyclists. Laneways should be adequately overlooked and lit and not be excessive in length.

Response: No laneways are provided in the subject development. All roadways are of a sufficient width to allow pedestrians and cyclists to use the spaces alongside vehicles. A dedicated cycle pathway is included on the western side of the site, along the permitted Link Road.

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.

Car parking is generally provided perpendicular to the internal roads throughout the proposed development. No basement is proposed as part of the application and all car parking will be at surface level. The areas of perpendicular car parking are broken up with landscaping – please refer to the landscaping plan enclosed for details. Provision is made for visitor car parking throughout the site.

The standard for houses is 2 spaces per dwelling and 1.5 spaces per apartment unit. Apartment developments require 1 visitor space for every 4 apartments.

The minimum size for a car parking space shall be 2.5m x 5.0m and circulation aisle 6m wide. Loading bays shall be a minimum of 3 x 6m.

Car parking is generally provided at a ratio of 2 no. spaces per house, >1 no. space per apartment/duplex and c.1 no. visitor space for every 4 apartments. This car parking ratio is consistent with the Sustainable Urban Housing Design Standards for New Apartments Guidelines. Further details are provided in the statement of consistency with National and Section 28 guidance.

The size standards for car parking spaces have been adhered to.

A total of 617 car parking spaces are provided in the subject development. The breakdown is as follows:-

- Houses – 477 (2 spaces per unit, with the exception of House Type D, which have 1 space per unit)
- Duplexes – 78 (1.25 space per unit, with the exception of 4 no. Duplex Type 1a, which have 1 no. space per unit)
- Apartments – 35 (1 space per unit plus 8 visitor spaces)
- Visitor – 6 (throughout the site)
- Creche – 21 (plus an additional 3 no. drop-off spaces)

Childcare Facilities

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.

A crèche facility is proposed in the centre of the site and has been designed to have capacity to cater for the subject application and any demand arising from the 54 no. units currently being constructed under phase 1. The creche facility has an areas of 616m² and will be delivered in Phase 2 of development. Please refer to the enclosed drawing details of the creche facility and the phasing plan prepared by Reddy Architects.

Building Lines

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

The above building lines have been adhered to in the subject development.

Access onto Public Roads

The Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications for larger developments in accordance with the NRA Traffic and Transport Assessment Guidelines May 2014 document. These guidelines advise that applicants should consult with the Transportation Department of the Council prior to submission of an application.

A Traffic and Transport Assessment has been prepared by PMCE and is enclosed.

Cycle Parking

1 no. cycle parking space per unit is required for apartments and 1 no. visitor space per 2 units.

Secure bicycle parking is available in the rear gardens of the detached and semi-detached housing units. Dedicated bicycle storage areas are provided to the front of terraced houses. A bicycle store is provided for the apartment building and dedicated areas for bicycle storage are also provided for the duplex units.

Surface Water/Flooding

- All applications for development shall include proposals for restricting the rate of surface water run-off in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS).

Response: It is proposed to provide surface water attenuation in a number of open space locations using proprietary geocellular storage units. These attenuation storage locations will also facilitate infiltration to ground. Please refer to the Engineering Report and drawings prepared by Muir Associates Ltd enclosed.

- Developments shall incorporate Sustainable urban Drainage Systems (SuDS) as appropriate in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS).

Response: SuDS methods, including filter drains and rain gardens within dwelling curtilages, tree pits, bio-retention areas etc. have been incorporated into the design of the proposed Surface water systems for the development. Please refer to the Engineering Services Report prepared by Muir Associates Ltd for details.

- Proposals for development shall be subject to site specific flood risk assessment in accordance with Chapter 7 of the County Development Plan.

Response: A site-specific flood risk assessment has been prepared by Muir Associates and is included with the submission.

- Applicants shall have regard to the strategies, objectives and policies contained within Chapter 7 of the County Development Plan at all stages of their development proposals, as well as the requirements of The Planning System and Flood Risk Management - Guidelines for Planning Authorities, DEHLG (2009).

Response: The requirement of the County development plan and the Newbridge LAP have been taken into account along with the Planning System and Flood Risk Management Guidelines for Planning Authorities in the compilation of the risk assessment.

- Proposals for surface water attenuation systems should include maintenance proposals and procedures.

Response: The suppliers of the attenuation facilities and the flow restrictors will include all maintenance requirements and methods with their documentation for the hand-over file.

- Proposals to construct new and replacement culverts and bridges on watercourses shall be subject to the approval of the Office of Public Works, in accordance with Section 50 of the Arterial Drainage Act 1945 and the Planning System and Flood Risk Management Guidelines, DEHLG, (2009). These applications will be made to the Office of Public Works by the developer post receipt of planning permission. Approval shall be obtained prior to commencement of the works. The minimum permissible diameter of any culvert shall be 900mm with access to be provided for maintenance as appropriate.

Response: It is not proposed to build any new or replacement culverts and bridges as part of the proposal.

- Peak flood flows used in the design of culvert sizes, channel sizes and flood alleviation works to be undertaken as part of a development shall be calculated in accordance with a method approved by the Office of Public Works.

Response: No new culverts, channels or flood alleviation works are proposed.

Please refer to the Engineering Report prepared by Muir Associates enclosed for further details. The surface water engineering design proposals have been shared with the ecology consultant to assess proposals for discharge from the ecological perspective.

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;
- New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250 sq metres;
- Demolition / renovation / refurbishment projects generating in excess of 100 cubic metres in volume of C&D waste; and
- Civil engineering projects generating in excess of 500 cubic metres of waste materials used for development works on the site.

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.

An Outline Construction and Demolition Waste Management Plan has been prepared by Muir Associates Ltd and is enclosed with the planning application documents.

Newbridge Local Area Plan 2013 – 2019

Future Development Strategy

The vision for Newbridge is that it will continue to grow over the short to medium term to achieve a critical mass which will support competitiveness, sustainability and create opportunities for local and regional economic development.

The proposed development will further consolidate Newbridge and provide a residential development on residentially zoned lands in accordance with the future housing targets outlined in the KCDP.

Land Use Zoning Objectives

The subject lands are located within the Newbridge LAP boundary and are zoned C2 – New Residential.

“C New Residential: To provide for new residential development. This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.”

Lands zoned C2 have a specific objective where ‘a maximum density of 15 units per hectare will apply.’



Zoning Map with Site Outlined in Red

Population and Household Size

The population of Newbridge has risen steadily since the 1970s. The 2011 census indicated that Newbridge (including environs area) had a total population of 21,561 persons representing a 16% increase since 2006 (NLAP figures derived from 2011 census).

Housing Types

It is recognised in the NLAP, made in 2013, that the most sought after house types in Newbridge are the 3 and 4 bed detached and semi-detached family units. Since then the NPF and RSES have recognised a general census trend to smaller family units and have projected lower household unit size to be factored into the future housing mix.

A range of dwelling types, such as detached, semi-detached and terraced houses along with apartments and duplexes are provided in the subject proposal. The development provides 1, 2, 3 and 4 bedroom units, covering a wide range of typologies.

Future Housing Targets

As the KCDDP has been updated since the implementation of the NLAP, most recently in Variation 1 to reflect the NPF and RSES, the housing targets outlined above in the KCDDP section of this report are applicable to the subject site.

Density

At the time of preparation of the NLAP in 2013 there was an extant permission on the subject lands, which had a low density. The lands are zoned for low density by the inclusion of a SLO however, it is noted in the LAP that *a residential density of 30–50 units per hectare will fulfil the potential of suburban sites. Generally higher densities will be considered in town centre locations, and edge of town centre locations close to public transport, with medium to lower densities being considered more appropriate at outer suburban and greenfield sites.*

The proposed development has a density of c.35 units per hectare and is in accordance with the densities prescribed in the KCDP, Sustainable Residential Development in Urban Areas Guidelines and more recent Government Guidance, namely the Urban Development and Building Height Guidelines, which indicate a residential density of 30/35-50 units per hectare in suburban/edge locations.

It is therefore submitted that the proposed development, at a density of c.35 units per hectare is in accordance with latest guidance, which takes precedence over the NLAP.

Table 11: Indicative Residential Densities (Source CDP 2011–2017)

Location for New Residential Development	General Density Parameters
Town Centre and Brownfield sites	Site specific Higher densities generally promoted e.g. 50 units per ha
At strategic locations including public transport nodes and town centre area.	50 units per ha
Inner Suburban/Infill	Site specific
Outer Suburban/Greenfield, Generally new residential zoning areas.	30–50 units per ha
Outer Edge of Urban-Rural transition	20–35 units per ha

Source: DoEHLG Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas (2009).

The site is classified as '*Outer Suburban/Greenfield, Generally new residential zoning areas*' and the proposed density is in accordance with the general density parameters set out above.

The subject proposal contravenes the specific objective of the NLAP and is therefore covered in the enclosed Statement of Material Contravention.

Relevant Housing Policies

HL 1: To ensure that the density and design of development respects the character of the existing and historic town in terms of structure, pattern, scale, design and materials with adequate provision of open space.

The proposed development is a continuation of the pattern of development in Newbridge and completes development to the north west section of the town.

HL 3: To encourage appropriate densities for new housing development in different locations in the town while recognising the need to protect existing residential communities and the established character of the area.

As noted above, the proposed residential density is in accordance with recent Government guidance and further details are provided in the Statement of Material Contravention enclosed.

HL 5: To require applications for residential developments over 20 units, to demonstrate the provision of an appropriate mix of dwelling types having regard to the following:

- The nature of the existing housing stock and existing social mix in the area;
- The desirability of providing for mixed communities;
- The provision of a range of housing types and tenures;
- The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle;
- The need to cater for special needs groups.

A range of housing types and sizes are provided in the subject development. A Statement on Housing Mix is included in the Planning Report enclosed.

HL 6: To restrict apartment developments generally to town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted

where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment. Duplex units shall not generally be permitted.

The current planning permission on the lands includes apartments. The proposed development includes a number of apartments and duplexes provided throughout the site. There is no concentration of apartments with 1 no. apartment building located to the north of the site and duplexes dispersed throughout the site in either 2 or 3-storey buildings. The apartments and duplexes assist in achieving a sustainable density on the subject site, which is in accordance with recent Government guidance.

HL 8: To require applications for residential developments over 25 units, to demonstrate how the proposed increase in population will be accommodated in terms of education provision.

Please refer to the Social Infrastructure Audit enclosed, which confirms there is capacity in the existing educational facilities located in Newbridge to cater for any demand arising from the proposed future development.

HL 9: To require all new residential estates to provide the “White Light” Compact Fluorescent Lamp (CFL) public lighting concept.

The public lighting has been designed by Sabre Electrical Services in accordance with the above requirements. Please refer to the Lighting Plan and Report enclosed for full details.

Housing Objectives

HPO 1: To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure to cater for the needs of the population and facilitate the creation of balanced communities.

The proposed housing development has been designed by RUA and includes a variety of house types and tenures, which cater for all accommodation needs. The proposal includes

detached, semi-detached and terraced dwellings, apartments and duplexes. The dwellings proposed are generously sized and provide ample private and public open space for future residents.

HPO 2: To encourage the appropriate intensification of residential development in existing residential areas and the town centre, subject to compliance with relevant development management criteria and the protection of residential amenity of adjoining properties.

The proposed development has been designed to respect and integrate with the existing pattern of development in order to protect the residential amenities of residents.

Movement and Transport

GMO 10: To ensure that all works in Newbridge accord with the principles as set out in the Design Manual for Urban Roads and Streets (DMURS), (2013).

Please refer to the Statement of Consistency with DMURS included in the Engineering Report prepared by Muir Associates for details of compliance.

Parking

PKO 2: To ensure that all new development contains an adequate level of parking provision with regard to the policies outlined in the County Development Plan, and to the standards set out in Chapter 19 of the CDP (or as subsequently amended).

Parking provision for the proposed houses is provided in accordance with the development plan and the parking provision for the proposed duplexes and apartments is in accordance with the guidance set out in the Sustainable Urban Housing Design Standards for New Apartments. Further details are provided in the statement of consistency with National and Section 28 Guidance.

A total of 617 car parking spaces are provided in the subject development. The breakdown is as follows:-

- Houses – 477 (2 spaces per unit, with the exception of House Type D, which have 1 space per unit)
- Duplexes – 78 (1.25 space per unit, with the exception of 4 no. Duplex Type 1a, which have 1 no. space per unit)
- Apartments – 35 (1 space per unit plus 8 visitor spaces)
- Visitor – 6 (throughout the site)
- Creche – 21 (plus an additional 3 no. drop-off spaces)

Water, Drainage and Environmental Services

Water Supply

WS 3: To preserve free from development the way leaves of all public water mains.

Response: No encroachment on way leaves is proposed.

WS 4: To ensure that all new developments in Newbridge utilise and connect to existing water infrastructure.

Response: A connection enquiry has been lodged with Irish Water and a confirmation of feasibility is enclosed. The existing infrastructure will be utilised for the subject development.

WS 9: To require developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated Eastern River Basin Management Plan.

Response: The proposal will meet with the requirements of the directive and the management plan.

Please refer to the Engineering Report enclosed for further details.

Wastewater

WW 1: To require developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place and to ensure that the requirements of the Eastern River Basin District Plan and associated Programme of Measures are met. In this regard developers should liaise with the Water Services Department of Kildare County Council prior to the lodgement of any planning

application, in order to ensure that any proposals made comply with all necessary and relevant standards.

Response: Kildare County Council's Water Services Department have been consulted and the proposals included with the submission reflect the discussions.

WW 2: To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.

Response: The Foul and Surface water drainage networks have been kept separate in the proposed development.

Surface Water Drainage

SW 1: To ensure that new developments incorporate appropriate SuDS facilities, designed, constructed and maintained in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) for treating and controlling the discharge of surface water from developments.

Response: The Surface Water Drainage incorporates SuDS and is designed in accordance with the requirements of the GSDSDS. Please refer to the Engineering Report prepared by Muir Associates for details.

SW 2: To ensure that all new development proposals have regard to the requirements of the Kildare Groundwater Protection Scheme 1999 (as amended) and Environmental Protection Agency/Department of the Environment guidelines applicable at the time.

Response: Ground water will be protected, and the surface water collection system will be wrapped with a Permafilter Geotextile to retain any oil contamination. A bypass petrol interceptor will be fitted downstream of the attenuation storage prior to discharge.

SW 3: To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

Response: As per the response above, the ground water will be protected.

SW 4: To require developers to adopt site specific solutions to surface water drainage systems in all cases. In this regard the site specific issues set out in section 7.8.4 Surface Water Drainage shall be considered where relevant.

Response: The surface water system has been designed accordance with the requirements.

SW 5.: To require on site surface water attenuation measures if, in the opinion of the council, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.

Response: Attenuation systems have been incorporated into the design.

SW 6: To require proposed surface water drainage plans to have regard to the policy and objectives of the Habitat Mapping and Green Infrastructure (section 7.11.6) of the Plan.

Response: These policies and objectives are noted and no interference with natural habitats is required.

SW 7: To require surface water runoff to pass through an oil/petrol/silt interceptor prior to discharging to groundwater, existing sewers or surface water.

Response: A bypass petrol interceptor will be fitted downstream of the attenuation storage.

Site Specific Flood Risk Assessment

FRA 3: To ensure that any Flood Risk Assessments conducted in respect of development proposals on lands identified in the Newbridge SFRA as requiring site-specific Flood Risk Assessment are undertaken in accordance with the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009).

Response: The Newbridge SFRA and the Planning system guidelines have been taken into account in the flood risk assessment prepared by Muir Associates enclosed.

FRA 4: To require that Persons/Companies undertaking site-specific Flood Risk Assessments are competent and will certify that the Flood Risk Assessment has been undertaken in accordance with the requirements of the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009) and utilising other relevant flood information as it becomes available.

Response: The flood risk assessment was undertaken by Muir Associates Consulting Engineers who are competent and certify the Flood Risk Assessment has been undertaken in accordance with the above requirements.

FRA 5: To ensure that new developments incorporate appropriate SuDS facilities, designed, constructed and maintained in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) for treating and controlling the discharge of surface water from developments.

Response: The SuDS facilities will be designed in accordance with GSDSDS requirements.

The Engineering Services Report prepared by Muir Associates Consulting Engineers provides details of water supply, wastewater and surface water drainage. The SSFRA prepared by Muir Associates Consulting Engineers concludes that the flood risk and stormwater impact is acceptable such that there is no inappropriate risk of flooding arising from or an inappropriate residual flood risk to the proposed development, its occupants or users and adjoining properties from any of the following sources:- tidal, fluvial, pluvial, ground water or human/mechanical.

The subject site is located within 'Flood Zone C' and there is no significant risk of groundwater flooding.

Community Facilities

A Social Infrastructure Audit has been prepared and provides details of the existing community facilities in Newbridge.

Architectural, Archaeological and Natural Heritage

AH 7: To require an appropriate archaeological assessment to be carried out by a licensed archaeologist in respect of any proposed development likely to have an impact on a Recorded Monument or its setting.

A chapter on Cultural Heritage has been prepared by Byrne Mullins & Associates Archaeological & Historical Heritage Consultants and is included in the EIAR enclosed

with the planning application documents. Licensed site investigations have been carried out and have determined the extent of an area of archaeological potential on site, which is protected under open space in the proposed layout.

NH 3: To seek the protection of the following trees and groups of trees of special amenity value at the following locations; (See Map 5)

16. Mature trees on both sides of the R445 to Kildare on the approach to the Ballymany Interchange

An Arborist Report has been prepared by Lawlor Landscapes and provides details of the trees located on the subject site. Only 1 no. tree (Category U) is proposed for removal as part of the proposed development and it is located to the north of the site, close to the Standhouse Road entrance.

NH 4: To prohibit development where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.

An Arborist Report is enclosed and it is noted that there are no tree preservation orders on the subject site.

NH 6: To protect the Curragh pNHA, including any additions or amendments to this site, from any development that would adversely affect its conservation and amenity value.

Potential for visual amenity impact has been assessed in detail through the preparation of photomontages including aspects from the Curragh. Mature tree lines are a feature of the area. Significant tree planting is seen around the motorway junction. Mature trees are located outside the Ballymany Stud entrance and along its northern boundary with the subject lands. Paddocks within the stud farm are delineated by significant tree lines. These, along with landform provide a considerable screen to the subject lands. Please

refer to the photomontages prepared by GNET and the Visual Impact Assessment included in the Planning Report enclosed.

NH 7: To ensure that any development proposal within the vicinity of or having an effect on the Curragh pNHA, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration.

The M7 motorway is a significant barrier between the site and the eastern Curragh Plains, meaning there is little existing or potential interaction between the site and the Curragh. An EIAR has been prepared and is enclosed.

NH 8: To require all proposed development within and adjoining the Newbridge LAP boundary within a 15km radius of a Natura site to be screened for Appropriate Assessment of its potential impacts on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive. In all such cases the developer shall consult with the National Parks and Wildlife Service of the DoAHG.

A Natura Impact Statement has been prepared by Panther Environmental Solutions ltd and is enclosed. The NIS concludes that *‘it is not anticipated that the proposed development, subject to recommended mitigation measures, by itself or in combination with other development, would impact negatively upon the Natura 2000 network during the site preparation or operational phases of the project.’* It is also concluded that *‘there would be no potential for significant impacts on European sites as a result of the proposed development and mitigation measures to be employed.’*

Green Infrastructure

GI 1: To require all proposals for major developments to submit, as part of the landscaping plan for the proposal, details of how any green infrastructure proposed as part of the development (e.g. green open spaces, hedgerows, tree lines, etc.) contribute positively to the development and protection of the overall green infrastructure assets of Newbridge as identified on Map 6 and how it protects and enhance linkages to the wider natural landscape features.

GI 2: To seek the provision of links between larger areas of green infrastructure (particularly areas of public open space) where appropriate.

GI 5: To ensure all planting within developments is of native species.

GI 10: To seek the creation of new wetlands and/or enhancement of existing through the provision for Sustainable Urban Drainage Systems (SuDS) and Integrated Constructed Wetlands (ICW) where appropriate.

A landscape plan has been prepared by Jane McCorkell Landscape Architect and a Landscape Design Statement is also enclosed. The Landscaping has been designed in accordance with the requirements of the Parks Department of KCC.

Large areas of the subject lands were exploited for extraction of sand and gravel deposits. The new suburban landscape associated with residential development will contribute positively to green infrastructure, flora and fauna, avian life and improved habitats for pollinators included in the planting mix.

PART 2 NATIONAL AND REGIONAL PLANNING CONTEXT

In respect of the subject request the relevant Guidelines are as follows;

- Project Ireland 2040: National Planning Framework (2018)
- Housing For All: A New Housing Plan for Ireland (2021)
- Regional Spatial and Economic Strategy – Eastern and Midland Regional Assembly (2019)
- Rebuilding Ireland – Action Plan for Housing and Homelessness (2016)
- Urban Development and Building Heights Guidelines for Planning Authorities (2018)
- Sustainable Residential Development in Urban Areas (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2018/2020)
- Design Manual for Urban Roads and Streets (2013)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and Urban Design Manual
- The Planning System and Flood Risk Management (including the associated Technical Appendices) (2009)
- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Architectural Heritage Protection (2011)

Project Ireland 2040 – The National Planning Framework

The National Planning Framework (NPF) was published in February 2018.

The NPF signals a shift in Government policy towards securing more compact and sustainable urban development, to enable people to live nearer to where jobs and services are located. There will be a major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl of cities and towns out into the countryside, with a target of at least 40% of new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

Objective 27 – seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

Objective 33 – seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Objective 35 – seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

The subject site is a greenfield site with a zoning objective for residential development. The proposal is in accordance with the objectives of the NPF by providing a residential development with a sustainable density in an established urban area. The subject site is one of the few remaining residentially zoned sites within the urban area of Newbridge.

Housing For All – A New Housing Plan for Ireland 2021

Housing For a All – A New Housing Plan for Ireland was recently launched and sets out targets to improve Ireland’s housing system. The plan sets out that over 300,000 new homes will be built by 2030, which will include a projected 54,000 affordable homes for purchase or rent and over 90,000 social homes.

Housing for All provides four pathways to achieving four overarching objectives:

- Supporting Homeownership and Increasing Affordability;
- Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion;
- Increasing New Housing Supply; and
- Addressing Vacancy and Efficient Use of Existing Stock.

Each of the pathways contains a comprehensive suite of actions to achieve the objectives.

The proposed development will support the achievement of the pathways outlined above by providing new housing supply on lands zoned for residential development.

Regional Spatial and Economic Strategy – Eastern and Midland Regional Assembly (2019)

The EMRA RSES is a strategic plan based on the NPF which identifies regional assets, opportunities and pressures and provides appropriate policy responses. At this strategic level it puts in place policies and recommendations that will better manage regional planning and economic development throughout the region. The RSES supports and adapts the policy considerations of the NPF and acknowledges that more compact urban living is a consideration for all urban settlements.

The following Growth Enablers set out in the RSES are applicable:-

- Embed a network of Key Towns throughout the Region, which have the capacity to deliver sustainable compact growth and employment for their catchments in tandem with enabling public transport, infrastructure and services.
- Promote balanced growth in a limited number of economically active settlements which have the identified capacity and potential for self-sustaining growth, with emphasis on the key towns in the urban hierarchy.

Urban regeneration and infill sites can contribute to sustainable compact growth and revitalisation of existing settlements of all scales. This will help to address National Policy Objective 3a, 3b and 3c of the NPF which targets the delivery of new homes within the footprint of existing settlements.

The proposed development is in accordance with the EMRA RSES as it provides a residential development within an existing urban area. The development is located on one of the last remaining residentially zoned sites in Newbridge that can be developed without resulting in urban sprawl.

Rebuilding Ireland – Action Plan for Housing and Homelessness (2016)

The overarching aim of this Action Plan is to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

This Plan sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021, while at the same time making the best use of the existing housing stock and laying the foundations for a more vibrant and responsive private rented sector.

The proposed development will directly contribute to the targets of residential construction by providing 336 no. residential units, 10% of which will be provided as social housing. Please refer to the Part V details prepared by the applicants and Reddy Architecture & Urbanism (RAU) enclosed for further details.

The proposed development broadens the pattern of tenure in the locality, which is currently predominately made up of private single-family ownership.

Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

The *Urban Development and Building Heights Guidelines for Planning Authorities (2018)* take precedence over the current Development Plan and Local Area Plan standards.

It is an objective of the NPF to greatly increase the levels of residential development in urban centres and the planning process, at both local authority and An Bord Pleanála levels, will assist in achieving this objective. It is envisaged that increasing the level of residential development in urban areas, particularly our cities and large towns, will be facilitated through significant increases in building heights and overall densities. These guidelines recognise that *“it is Government policy that building heights must be generally increased in appropriate urban locations.”*

These guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels.

In relation to building heights in suburban/edge locations, these Guidelines recognise that *newer housing developments outside city and town centres and inner suburbs, i.e. the suburban edges of towns and cities, typically now include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards). Such developments deliver medium densities, in the range of 35-50 dwellings per hectare net. Such developments also address the need for more 1 and 2 bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4 or more bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation.*

'The forms of development set out above can, where well designed and integrated, also facilitate the development of an attractive street-based traditional town environment with a good sense of enclosure, legible streets, squares and parks and a strong sense of urban neighbourhood, passive surveillance and community.'

'Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets.'

'Such development patterns are generally appropriate outside city centres and inner suburbs, i.e. the suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions.'

The subject proposal primarily consists of 2, 3 and part 3 and part 4-storey houses, duplexes and apartments. The proposed height provides an appropriate mix of building heights in accordance with these guidelines. The proposal has been designed to create a number of homezones/shared surfaces and open space is included throughout the site, creating legible streets around parks. The layout provides for excellent passive surveillance with a very limited number of cul-de-sacs in the proposal.

In relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. Planning authorities must apply the following broad principles in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of these guidelines:

Requirement	Comment
Does the proposal positively assist in securing National Planning Framework objectives of focusing development in key urban centres and in particular, fulfilling targets related to brownfield, infill development and in particular, effectively supporting the National Strategic Objective to deliver compact growth in our urban centres?	The proposed development seeks to provide a residential development on lands zoned for residential development. The subject proposal will provide residential development within the urban area of Newbridge will deliver compact growth in accordance with the NPF.
Is the proposal in line with the requirements of the development plan in force and which plan has taken clear account of the requirements set out in Chapter 2 of these guidelines?	<p>The subject development is in line with the requirements of the KCDP. Please refer to the above Development Plan Consistency Statement for further details on compliance with the objectives of the Development Plan and the LAP.</p> <p>Any items, which may be considered as a material contravention of the development plan and local area plan are outlined in the enclosed Statement of Material Contravention.</p>
Where the relevant development plan or local area plan pre-dates these guidelines, can it be demonstrated that implementation of the pre-existing policies and objectives of the relevant plan or planning scheme does not align with and support the objectives and policies of the National Planning Framework?	The KCDP provides a general objective for building heights to be respective of the existing building heights in the area, which has been adhered to with the proposed development primarily consisting of 2 storey dwellings. However, 3-storey and 4-storey buildings are provided on the site in accordance with the NPF and the Urban Development and Building Height Guidelines, which take precedence over the development plan.

In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/An Bord Pleanala, that the proposed development satisfies the following criteria:

At the scale of the relevant city/town

Requirement	Comment
The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.	The centre of the site is located c.1.75km from the Newbridge Train Station and fronts the R445.
Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.	<p>The proposed development is located on a greenfield site and the proposal integrates into the character of the surrounding developments by providing a residential development similar in layout to existing residential developments in the area.</p> <p>Landscaping proposals prepared by Jane McCorkell Landscape Architects are enclosed. A Visual Impact Assessment is included in the Planning Report.</p>
On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.	<p>The proposed development is not a large urban redevelopment site but the proposal does make a positive contribution to place-making for the development with the introduction of homezones and shared surfaces.</p> <p>The lands include a Link Road, which is under construction as part of Phase 1 of the development and the Link Road provides connectivity between Ballymany Road and Standhouse Road.</p> <p>The development includes a range of unit types and varies in height from 2-storey to 3-storey and part 3/part 4-storey. The varieties in height and unit types creates a visual interest throughout the scheme.</p>

At the scale of district/ neighbourhood/ street

Requirement	Comment
The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape	The proposal provides a residential development on greenfield lands and respects the pattern of development in the surrounding area, particularly the housing development at the Elms to the east of the site.
The proposal is not monolithic and avoids	The proposal is primarily semi-detached

<p>long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.</p>	<p>buildings with no concentration or blocks of buildings. A variety of materials and finishes are used throughout the site to address streets and public open spaces.</p> <p>Please refer to the Architectural Design Statement prepared by Reddy Architects for further information on the design of the proposed development.</p>
<p>The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “<i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i>” (2009).</p>	<p>The proposal includes a number of areas of public open space throughout the development and is in accordance with the requirements of “<i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i>” (2009).</p> <p>A Flood Risk Assessment has been prepared by Muirs Consulting Engineers and is enclosed with the documents. The Flood Risk Assessment concludes that the site is located within Flood Zone C and the development is therefore appropriate.</p>
<p>The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.</p>	<p>The proposal provides a residential development on lands zoned for residential development and the subject site is one of the few remaining residentially zoned parcels of lands within the Newbridge urban area.</p>
<p>The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.</p>	<p>The proposed development provides a range of units including detached, semi-detached and terraced dwellings, apartments and duplexes. There are 7 no. house types and 3 no. duplex types. The development includes 1, 2, 3 and 4-bedroom units.</p>

At the scale of the site/building

Requirement	Comment
<p>The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.</p>	<p>The development is primarily a 2-storey residential development with the typical arrangement of semi-detached and terraced housing. The layout has been designed to maximise daylight to all dwellings and the apartment building is sufficiently located to avoid overshadowing of any surrounding units. There will be no undue overshadowing or loss of light to any</p>

	existing dwellings.
Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's ' <i>Site Layout Planning for Daylight and Sunlight</i> ' (2nd edition) or BS 8206-2: 2008 – ' <i>Lighting for Buildings – Part 2: Code of Practice for Daylighting</i> '.	Please refer to the enclosed Daylight and Sunlight Assessment prepared by Right of Light Consulting.
Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.	Please refer to the enclosed Daylight and Sunlight Assessment prepared by Right of Light Consulting.

Specific Assessments

To support proposals at some or all of these scales, specific assessments may be required and these may include:

Requirement	Comment
Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.	The proposal does not contain any significant building heights and all units are adequately spaced throughout the site. It is therefore not considered that an assessment of micro-climatic effects is required for the proposed development.
In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.	No particular sensitivity. The building design and public lighting proposed is typical of a housing development at the edge of an urban area.
An assessment that the proposal allows for the retention of important	The building heights proposed are generally in accordance with the standards set out in

telecommunication channels, such as microwave links.	the Development Plan, with the building heights not exceeding 4-storeys. It is therefore not considered that the proposed development would have an impact on telecommunication channels.
An assessment that the proposal maintains safe air navigation.	The building heights proposed are generally in accordance with the standards set out in the Development Plan, with the building heights not exceeding 4-storeys. It is therefore not considered that the proposed development would have an impact on air navigation.
An urban design statement including, as appropriate, impact on the historic built environment.	Please refer to the enclosed Architectural Design Statement prepared by Reddy Architects.
Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.	An EIAR and NIS have been prepared and are enclosed.

Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended).

SPPR 3

It is a specific planning policy requirement that where;

- (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and**
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;**

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

- (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are**

fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme

(C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.

The proposed development complies with the Development Management criteria set out in Sections 3.1 and 3.2 of the Building Height Guidelines as set out above and therefore it is considered that planning permission can be granted in accordance with the NPF and the Building Height Guidelines.

SPPR 4

It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

- 1. The minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;*
- 2. A greater mix of building heights and typologies in planning for the future development of suburban locations; and*
- 3. Avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*

The proposed development is consistent with SPPR 4 of these Guidelines as the development provides a residential development with a sustainable density in accordance with the above and most recent Government guidelines. The proposal includes a mix of building heights and typologies with detached, semi-detached, and terraced dwellings, apartments and duplex units ranging from 2, to 3 and part 3/part 4-storeys. The duplexes are dispersed throughout the site and the apartment building is located on the northern end of the site, which results in a varied development avoiding the mono-type building typology.

Sustainable Residential Development in Urban Areas (2009)

These guidelines promote the delivery of sustainable residential developments and provide guidance on the principles of urban design. The sections of these guidelines which are applicable to the proposed development are extracted below.

Chapter 3 – The Role of Design

This chapter sets out the core principles of design and the many strands of place-making, environmental responsibility, social equity and economic viability that are required when creating places of high quality and distinct identity.

The proposed development has been designed in accordance with the ‘Best Practice Manual Design Criteria’ and the ‘Urban Design Manual’. Further details of consistency with these criteria are provided below and in the Architectural Design Statement prepared by Reddy Architecture.

Chapter 4 – Planning for Sustainable Neighbourhoods

This chapter identifies the need for a range of community facilities to be provided in order to create sustainable neighbourhoods.

Please refer to the enclosed Social Infrastructure Audit for details of the existing community, educational and recreational facilities available in Newbridge and the surrounding areas. The proposal includes a creche and a number of areas of public open space.

Provision of Community Facilities

Schools

No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

Please refer to the enclosed Social Infrastructure Audit (SIA) enclosed with the application documents. The SIA demonstrates that there is sufficient capacity in the existing and planned schools in Newbridge to cater for the proposed development.

Childcare

Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units.

A crèche facility is proposed in the subject application. The creche facility has been provided with 102 no. childcare spaces, which is sufficient capacity to cater for any potential demand arising from the development of the entire landholding (including the 54 no. units currently under construction as part of Phase 1). The creche facility will be delivered in Phase 2 where the quota of 75 no. residential units on the lands will be reached.

Community Centres

Community centres can act as a focus in helping to create a vibrant community, and their timely and accessible provision will contribute to the quality of life to be enjoyed by the residents.

Please refer to the enclosed SIA for details of the community facilities available in Newbridge.

Healthcare Facilities

Consideration should be given to the variety of residential needs such as the elderly and people with disabilities.

Please refer to the enclosed SIA for details of Healthcare Facilities available in Newbridge.

Efficient use of resources

Efficient use of land

It is set out in these guidelines that land is a scarce resource and should be used as efficiently as possible.

The subject site is currently underutilised as it is a greenfield site which is zoned for residential development. The site is located in an outer suburban location at the edge of

Newbridge town. The development provides a range of housing types such as semi-detached houses, detached houses, terraced houses, apartments and duplexes and achieves a sustainable density of 35 units per hectare, which is in accordance with Government guidance.

Sustainable travel patterns

The NSS definition of sustainable development includes “maximising access to and encouraging use of public transport, cycling and walking”

The subject site is located at the edge of Newbridge town, which is well served by public transport including the 125 Bus Eireann route, which serves Newbridge town centre, Naas, Crumlin, Dublin, UCD via Kill and the 126 Bus Eireann route serves Rathangan, Kildare, Newbridge, Naas and Dublin via Kill. These operate at c.20 minute intervals at peak times. More bus routes and services are available at Naas which is accessible by the 125 & 126.

Newbridge is also served by train and the train station is located c.2km from the subject site. The train station is served by numerous routes including the following;

- Dublin Heuston – Cork
- Dublin Heuston – Galway
- Dublin Heuston – Limerick via Nenagh
- Dublin Heuston – Waterford
- Dublin Heuston – Westport and Ballina
- Grand Canal Dock and Dublin Heuston - Portlaoise
- Galway - Limerick

Further details of public transport are included in the enclosed Outline Travel Plan prepared by Muir Associates Consulting Engineers.

Efficient use of energy

Passive solar design of new housing schemes contributes to a reduction in energy demand and thus CO² emissions.

The proposed development will be constructed to the highest energy rating efficiency.

Amenity/quality of life issues

Public open space

It is acknowledged in the guidelines that public open space needs to be appropriately designed, properly located and well maintained to encourage its use. The following criteria are set out for public open spaces:-

- Design - the layout and facilities should be designed to meet a range of user needs, including both active and passive recreation;
- Shared use - the potential for maximising the use of open space facilities should be explored;
- Biodiversity - public open spaces should provide for a range of natural habitats and can facilitate the preservation of flora and fauna.

In green-field sites or those sites for which a local area plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of useful open spaces within residential developments and, where appropriate, larger neighbourhood parks to serve the wider community.

A total of 17,626m² of public open space is provided throughout the subject application site. The area of open space provided equates to 15.4% of the site area. All areas of open space are landscaped; please refer to the Landscape Plan prepared by Jane McCorkell Landscape Architect for details.

In addition to the above, the Phase 1 development currently under construction on the overall site includes 11,269m² of public open space. When complete, the entire residential development will provide 25% of the lands as public open space.

Personal safety

The ability to live with a feeling of comfort and safety in the residential area is an essential component of sustainable communities.

All areas of open space and shared surfaces are overlooked by residential dwellings.

Traffic safety

Design features should ensure that wherever possible appropriate traffic speeds and movements should be managed by the arrangements of buildings and spaces, and the appropriate use of surface materials.

Please refer to the Engineering Services Report, prepared by Muir Associates consulting Engineers for details on transport and compliance with DMURS. There are a number of homezones/shared surfaces within the subject proposal, which control and encourage lower traffic speeds throughout.

Conservation of the built and natural environment

The guidelines indicate that the focus should be on retaining and enhancing the natural setting.

Please refer to the enclosed Design Statement prepared by RAU and the Cultural Heritage chapter of the EIAR prepared by Byrne Mullins & Associates Archaeological and Historical Heritage Consultants for details on the conservation of the built and natural environment.

Chapter 7 – The Home and its Setting

➤ Privacy and Security

Adequate separation distances have been provided between the proposed development and the surrounding residential dwellings on the eastern boundary. Care has been taken to ensure no overlooking will occur and is shown in the Architectural drawings submitted with the planning application.

➤ Car and Bicycle Parking

Detail of the car and bicycle parking is provided above. Car and bicycle parking has been provided in accordance with recent government guidance and dedicated bicycle storage areas have been provided for terraced units, apartments and duplexes.

➤ Private and Communal Open Space

Details of the private and communal open space are provided above. Each unit has access to private amenity space in the form of terraces, balconies or rear gardens. A small amount of communal open space is provided surrounding the apartment building and some duplex units but a generous amount of public open space is provided for throughout the development site.

➤ Residential Density

As described above, the proposed development provides a density of 35 units per hectare, which is in accordance with the most recent Government Guidance.

➤ Access for All

The proposed development has been designed with due regard to the principles of universal design. All homes have level access and inaccessible areas have been eliminated throughout the development. The public realm is designed ensure accessibility on equal terms for people of a range of ages and physical mobility and the gentle topography of the site will ensure that the streets and spaces are all comfortably accessible. Please refer to the Inclusivity section of the Architectural Design Statement enclosed for further details.

➤ Water Services

Please refer to the Engineering Report prepared by Muir Associates Consulting Engineers enclosed for further details on water services such as waste water, drainage etc.

Checklist

- Are the lands proposed for development in accordance with the sequencing priorities set out in the development plan or local area plan?

Response: Yes. The lands are zoned for new residential development.

- Have the other necessary agencies inputted into the plan/development proposal?

Response: A pre-planning meeting was held with KCC, a tripartite meeting was held with ABP and further consultations with Irish Water have been carried out by the project engineers. The Landscape Architects have also liaised with the Park Department of KCC throughout the design stage of the landscape. Please refer to the Planning Context Report enclosed for further details.

- Is there an appropriate range of community and support facilities, when and where they are needed?

Response: Yes, please refer to the Social Infrastructure Audit enclosed for details.

- In the case of higher density schemes, is there adequate existing public transport or will it be provided in tandem with development?

Response: The subject site is within an existing urban settlement, which is well served by public transport, including rail with a train station located <2km from the site.

Chapter 5 – Larger Towns and Cities

Outer Suburban / ‘Greenfield’ sites

These may be defined as open lands on the periphery of cities or larger towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally.

The subject site is a greenfield site and is zoned for residential development. The proposed development provides a more efficient and sustainable use of the land in accordance with the zoning objective. The proposed development has a density of 35 units per nett hectare and is in accordance with these Guidelines.

Design Safeguards

The objective should be the achievement of an efficient use of land appropriate to its context, while avoiding the problems of over-development.

The subject site is zoned for residential development and the proposed development provides a more efficient and sustainable use of the land in accordance with the zoning objective.

Chapter 8 - Implementation

Pre-application discussions

Pre-application discussions are encouraged so that there is clarity around sequencing priorities of the development plan, the vision statement and phasing objectives of the local area plan.

A pre-application consultation was held with KCC and a Tripartite meeting was held with both KCC and ABP in 2020. Please refer to the enclosed Planning Context Report for further details on the meetings.

Sustainable Urban Housing: Design Standards for New Apartments (2018)

The Sustainable Urban Housing – Design Standards for New Apartments Guidelines recognise the need to provide more compact sustainable residential developments.

These guidelines contain a number of Specific Planning Policy Requirements (SSPRs) which are applicable to the subject development. Each of these is outlined below along with a commentary on how the proposal has been designed in accordance with each.

Specific Planning Policy Requirement 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

The proposed development complies with SPPR 1 as 13% of the units provided on the site are 1-bed units. No studio units are proposed as part of the development.

The unit mix is as follows:-

- 45 no. 1-bed units (13.3%);
- 46 no. 2-bed units (13.7%);

- 201 no. 3-bed units (60%);
- 44 no. 4-bed units (13%)

The above unit mix includes houses, apartments and duplexes. The proposal includes 245 no. houses, 27 no. apartments and 64 no. duplexes.

Specific Planning Policy Requirement 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;
- For schemes of 50 or more units, SPPR 1 shall apply to the entire development.

The subject development is located on a greenfield site with a nett site area of 9.61ha, which is zoned for residential development and provides a mix of dwelling types including, 1, 2, 3 and 4-bed units in the form of apartments, duplexes, detached, semi-detached and terraced houses. The development is in accordance with SPPR 1 and SPPR 2 is not applicable to the subject site.

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

Please refer to the enclosed Housing Quality Assessment and Floor Plans prepared by Reddy Architecture for details of apartment floor areas. All of the apartments proposed in the subject scheme meet and/or exceed the above requirements.

Specific Planning Policy Requirement 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.
- (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.
- (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

21 no. apartments are dual aspect (77%) and all duplexes and houses are dual aspect. The standards in SPPR 4 are greatly exceeded in the subject proposal.

Specific Planning Policy Requirement 5

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

All ground floor apartments have a floor to ceiling height of 3m and are therefore in compliance with SPPR 5.

Specific Planning Policy Requirement 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

There is no concentration of apartments in the subject scheme and no more than 7 no. apartments are provided per floor. The development is therefore in accordance with SPPR 6 of these guidelines.

Apartment Design Standards

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

** Permissible in limited circumstances

All apartments have been designed to meet and/or exceed the minimum floor areas shown above. Please refer to the floor plans and Housing Quality Assessment prepared by Reddy Architecture for details on apartment floor areas.

Aspect

A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.

21 no. apartments are dual aspect (77%) and all duplexes and houses are dual aspect. The standards in SPPR 4 are greatly exceeded in the subject proposal.

Floor to Ceiling Height

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances.

All apartments have a floor to ceiling height of 3m.

Lift and Stair Cores

A maximum of 12 apartments per floor per core may be provided in apartment schemes.

The proposed development is in compliance with this requirement and no more than 7 no. apartments are provided per floor.

Internal Storage

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

No individual storage room within an apartment should exceed 3.5m².

These guidelines for storage in individual units have been adhered to and further details are provided on the floor plans and in the Housing Quality Assessment (HQA) prepared by Reddy Architecture enclosed.

Private Amenity Space

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the minimum floor area requirement under these guidelines.

The requirements for private amenity space and balcony depths have been adhered to and all balconies are a minimum of 1.6m or greater in depth. The private amenity space provided for the apartments and duplexes are generous and greatly exceed the above standards. Further details on private amenity space are provided on the floor plans and in the HQA.

Security

Blocks and buildings should overlook the public realm and entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings.

Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.

Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration should be given to the provision of a 'privacy strip' of approximately 1.5m in depth.

Security considerations have been taken into account in the proposed development and a privacy strip has been provided where necessary. The apartment building is located overlooking an area of open space in proximity to the Standhouse Road access to the development. Please refer to the Site Layout and Landscape Masterplan for details.

Communal Access and Facilities

Apartment schemes should be designed so that they are easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life.

The proposed development has been designed to provide access for all and provides a range of unit types to cater for individual needs. Further details on adaptability of the units is provided in the Design Statement prepared by Reddy Architects enclosed.

Refuse Storage

Provision shall be made for the storage and collection of waste materials in apartment schemes.

A refuse storage area is provided for the apartment units, please refer to the Site Layout Plan and Apartment floor plans for details. Refuse storage for the houses is available in the rear amenity space.

Communal Amenity Space

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Each unit has an area of private amenity space and ample public open space is provided throughout the site. No area of open space is specifically designated as communal open space, however there are a number of small areas of communal open space surrounding the apartment building and some of the duplex units. All areas of the development will be accessible to the public. A total of 17.626m² of public open space is provided as part of the subject proposal.

Bicycle Parking

- *Location* – cycle storage facilities should be directly accessible from the public road or from a shared private area that gives direct access to the public road avoiding unnecessarily long access routes with poor passive security or, slopes that can become hazardous in winter weather.
- *Quantity* – a general minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units.
- *Design* – cycle storage facilities shall be provide in a dedicated facility of permanent construction, preferably within the building footprint or, where not feasible, within an adjacent or adjoining purpose built structure of permanent construction.
- *Management* - an acceptable quality of cycle storage requires a management plan that ensures the effective operation and maintenance of cycle parking, in particular, avoiding arrangements that lead to a significant number of lockers being left locked whilst empty for instance. It is essential that as far as possible

cycle parking is low maintenance, easy to use and easy and attractive to use by residents.

Designated bicycle parking is provided for the apartments, duplexes and terraced houses. Bicycle parking for the detached and semi-detached houses will be available in the rear amenity space. Bicycle parking is provided at a rate of 1 cycle space per unit for apartments and duplexes and visitor spaces are also provided throughout the site in accessible locations. Please refer to the Site Layout Plan for further details.

Car Parking

In suburban/urban locations served by public transport or close to town centres or employment areas and particularly for housing schemes with more than 45 dwellings per hectare net (18 per acre), planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.

A total of 617 car parking spaces are provided in the subject development. The breakdown is as follows:-

Houses – 477 (2 spaces per unit, with the exception of House Type D, which have 1 space per unit)

Duplexes – 78 (1.25 space per unit, with the exception of 4 no. Duplex Type 1a, which have 1 no. space per unit)

Apartments – 35 (1 space per unit plus 8 visitor spaces)

Visitor – 6 (throughout the site)

Creche – 21 (plus an additional 3 no. drop-off spaces)

Design Manual for Urban Roads and Streets (2013)

The Design Manual for Urban Roads and Streets (DMURS) sets out design guidance and standards for constructing new and reconfigured existing urban roads and streets. It also sets out practical design measures to encourage more sustainable travel patterns in urban areas.

The proposed scheme has been designed in accordance with DMURS; please refer to the DMURS consistency statement enclosed in the Engineering Services Report prepared by Muirs Associates Consulting Engineers.

The proposed development incorporates a hierarchy of internal streets which are set within the context of the local residential receiving environment. The internal road hierarchy comprises of Local Streets which are 6.0m wide and 5.5m wide together with shared surface Local Streets which have a 4.8m wide carriageway. The key aspects adopted for the proposed development which provide for safer movement for all include:

- Minimum 1.8m wide footpaths;
- Typical Cross Fall – 1/40;
- The planting of trees to emphasise a sense of enclosure and as a traffic calming measure;
- Radius kerbs at junctions are generally 3.0m to encourage slower speeds. By providing small radii a more desirable location and shorter length of crossing is achieved;
- Providing linked internal roads within the development so as to avoid unacceptably long cul-de-sacs;
- A design speed limit of 30 kph has generally been applied throughout the development with lower speeds within the shared surface areas in accordance with DMURS;

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and Urban Design Manual 2009

These guidelines set the parameters for the delivery of sustainable residential developments and provide guidance on the core principles of urban design. The Guidelines are accompanied by an Urban Design Manual

It is noted within these guidelines that housing developers, their design teams, the planning system, and the community they serve, share a common goal to create high quality places which:

- Prioritise walking, cycling and public transport, and minimise the need to use cars;

- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
- Provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
- Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
- Are easy to access for all and to find one's way around;
- Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- Provide a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups;
- Enhance and protect the green infrastructure and biodiversity; and
- Enhance and protect the built and natural heritage.

The development is for a sustainable use on land which is currently underutilised and increases the tenure availability in the locality by providing 1-bed and 2-bed apartment and duplex units in an area dominated by 2-storey dwellings in individual private ownership. The development has been designed by a highly experienced design team including Architecture, Landscape and Engineering, etc. input to achieve a co-ordinated layout.

Chapter 3 – The Role of Design

This chapter of the guidelines deals generally with the core principles of design and the many strands of place-making, environmental responsibility, social equity and economic viability that are required when creating places of high quality and distinct identity.

The accompanying Design Manual sets out a series of 12 criteria which should be used at pre-application meetings and in the assessment of planning applications and appeals. These 12 criteria are shown below.

Box 2: Best Practice Design Manual criteria

1. **Context:** How does the development respond to its surroundings?
2. **Connections:** How well is the new neighbourhood / site connected?
3. **Inclusivity:** How easily can people use and access the development?
4. **Variety:** How does the development promote a good mix of activities?
5. **Efficiency:** How does the development make appropriate use of resources, including land?
6. **Distinctiveness:** How do the proposals create a sense of place?
7. **Layout:** How does the proposal create people-friendly streets and spaces?
8. **Public realm:** How safe, secure and enjoyable are the public areas?
9. **Adaptability:** How will the buildings cope with change?
10. **Privacy / amenity:** How do the buildings provide a high quality amenity?
11. **Parking:** How will the parking be secure and attractive?
12. **Detailed design:** How well thought through is the building and landscape design?

A summary of compliance with the 12 criteria is provided in the table below.

Criterion	Response
Context	<p>The site is located within the development area of Newbridge. The Newbridge Local Area Plan (2013-2019) identifies Newbridge as the largest urban centre in County Kildare. The boundaries with the existing housing estate are carefully treated.</p> <p>The form, scale and massing of the proposal responds to and respects the existing residential development located to the east.</p> <p>The site will be accessed from the link road being constructed as part of phase 1 of development on the lands.</p> <p>Existing boundaries, trees and hedgerows are retained where possible, with the</p>

	<p>removal of only 1 no. category U tree required in the development. Please refer to the landscape boundary treatment plan and the Arborist report for details.</p>
<p>Connections</p>	<p>The site will be accessed off the link road, which has junctions to Ballmany Road and Standhouse Road and is currently being constructed under Phase 1. The link road includes cycle/pedestrian linkages to Newbridge and between Ballymany and Standhouse Roads. Footpath improvements are proposed along Standhouse Road as part of this development to facilitate pedestrian access to Newbridge along Standhouse Road.</p> <p>Pedestrian routes and shared vehicular/cyclist routes throughout the site provide safe access to the residential units.</p> <p>The site is located in proximity to a bus stop on the R445 and is <2km from the Newbridge train station.</p> <p>No connections to adjoining estates are proposed due to the abrupt level changes at the eastern site boundary. In addition to this, the rear gardens of properties in the adjoining estate back onto the boundary and there is no route through to make a connection.</p>
<p>Inclusivity</p>	<p>The development includes houses of different types and sizes. These range from apartments, duplexes and houses. All units are designed to meet or exceed the requirements of Part M. This means that they are designed to be visitable by all, with accessible entrances, and toilets and living spaces/offices provided at ground floor level in the housing units. Most houses are provided with a separate living space to the front of the house, which could be converted to a downstairs bedroom if needed.</p> <p>Furthermore, the ground floor apartments and duplexes are designed to be suitable for all users.</p>

	<p>Public open spaces are designed so that all members of society can use them and they are passively supervised. Natural play areas are provided in some areas of open space.</p>
Variety	<p>The proposed development of this site is primarily residential in nature, with associated public open spaces, as appropriate to the zoning by Kildare County Council.</p> <p>The proposal includes 1, 2, 3 and 4 bed residential units in 2 to 3 and part 3, part 4-storey structures. Detached, semi-detached, terrace, apartments and duplexes are all included.</p> <p>The location and design of the public open spaces will provide for quality amenity spaces that will benefit the community beyond the bounds of the site.</p>
Efficiency	<p>The layout of the proposed development carefully considers the context and the maximum environmental amenity that can be gleaned from the residential development. The density of the proposed scheme at 35 dwellings per hectare is in accordance with policy LD1 of the Kildare County Development Plan 2017 - 2023 – <i>to promote residential densities appropriate to its location and surrounding context.</i></p> <p>Buildings, gardens and public spaces are laid out to exploit the best solar orientation possible to maximise efficiencies. Proposals balance the creation of an efficient and coherent urban form while maintaining environmental amenity and biodiversity to create an attractive and sustainable neighbourhood.</p>
Distinctiveness	<p>There are 7 no. different house types, along with apartments and duplexes. The variety in building types and design assists in creating character on the site and provides recognisable features so that people can describe where they live and form an emotional attachment.</p> <p>There are 5 no. areas of open space within</p>

	<p>the application with a linear landscaped area provided to the west of the Link Road. The layout and landscaping features of each area of open space are unique.</p>
Layout	<p>The layout and building form aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.</p> <p>The layout has a main spine route with several junctions. Traffic calming measures are included throughout the site including homezones/shared surfaces. Natural surveillance is provided throughout the layout with residential units fronting the streets and public open spaces.</p> <p>Feature dual aspect buildings are located at corner locations to puncture the layout.</p>
Public Realm	<p>The public open spaces are designed to have clear legible edges formed by roads and residential units. All areas of open space are overlooked by residential units.</p> <p>Detailed landscaping is proposed for each of the areas of public open spaces provided throughout the scheme. Pathways are provided through some of the areas of open space to facilitate desire lines for pedestrians moving through the site.</p> <p>Few hedgerows exist and existing hedgerows have been retained where possible.</p>
Adaptability	<p>A range of dwelling types from one bedroom apartments to four bedroom dwellings have been provided in the overall layout. Many of the houses would be capable of future rear extensions.</p> <p>The units are designed to the principles of Universal Design to allow use and access to all.</p>
Privacy and Amenity	<p>All units enjoy a well-proportioned area of private amenity space.</p> <p>The design of the residential units has had regard to the siting and orientation of the</p>

	development and seeks to maximise the solar gain and natural light aspect of each dwelling.
Parking	<p>A total of 617 car parking spaces are provided in the subject development. The breakdown is as follows:-</p> <ul style="list-style-type: none"> • Houses – 477 (2 spaces per unit, with the exception of House Type D, which have 1 space per unit) • Duplexes – 78 (1.25 space per unit, with the exception of 4 no. Duplex Type 1a, which have 1 no. space per unit) • Apartments – 35 (1 space per unit plus 8 visitor spaces) • Visitor – 6 (throughout the site) • Creche – 21 (plus an additional 3 no. drop-off spaces) <p>The car parking layout has been designed in accordance with DMURS.</p>
Detailed Design	<p>The different house types provide variety in the scheme and avoid a monotype design.</p> <p>Details of the materials and finishes are provided in the Architects Design Statement enclosed.</p> <p>Home zones, as illustrated on the landscape plan will be made from high quality robust materials and carefully detailed to be clearly distinguished from other roads in the development.</p> <p>Landscape Architects, Jane McCorkell have provided a design for the parks and greens. These will be completed and planted at an early stage in the development.</p>

The Planning System and Flood Risk Assessment (2009)

Development should preferentially be located in areas with little or no flood hazard thereby avoiding or minimising the risk of flooding.

Planning applications will, where appropriate, need to be accompanied by a detailed flood risk assessment to be considered by planning authorities in determining applications.

The applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development they propose.

The flood risk assessment should be incorporated into any EIA process where one is required. The flood risk assessment should be approved/certified by a competent person, qualified and experienced in flood risk assessments.

The SSFRA prepared by Muir Associates Consulting Engineers concludes that the flood risk and stormwater impact is acceptable such that there is no inappropriate risk of flooding arising from or an inappropriate residual flood risk to the proposed development, its occupants or users and adjoining properties from any of the following sources:- tidal, fluvial, pluvial, ground water or human/mechanical.

The proposed development is appropriate in terms of meeting the flood risk and stormwater impact policies and objectives of the Kildare County Development Plan 2017-2023 and that the proposed development is:

- Considered to have the required level of flood protection;
- Does not increase the flood risk to other third parties or lands;
- Meets the various requirements of the OPW Guidelines in relation to flood risk.

Please refer to the enclosed Site Specific Flood Risk Assessment prepared by Muirs Associates Consulting Engineers for further details.

Childcare Facilities Guidelines 2001

Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.

An average of one childcare facility for each 75 dwellings would be appropriate. The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc

A crèche facility is proposed as part of the subject application and will cater for the demand arising from the overall development of the landholding. The current SHD planning application seeks 336 no. residential units on the site. When complete, Phase 1 will provide 54 no. residential units. The overall development of the lands will provide 390 no. residential units, including 45 no. 1-bed units, which do not contribute towards the calculation for childcare spaces. This results in the permitted development currently under construction (Phase 1) and the proposed development resulting in a requirement for a childcare facility to cater for 92 no. childcare spaces.

The proposed childcare facility, located towards the centre of the development site, has been designed to have capacity to accommodate 102 no. childcare spaces. The childcare facility is a 2-storey building and will have sufficient capacity to cater for the subject development, along with the Phase 1 development currently under construction.

Architectural Heritage Protection Guidelines 2011

As indicated in the 2001 Regulations, a planning application for works to a protected structure or proposed protected structure must include (in addition to the normal requirements to supply maps and drawings) ‘such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.

A brief written statement is a useful tool as part of a planning application to help explain the rationale for the proposed development.

There are no protected structures on or in the immediate vicinity of the subject site. The site is also not located in an ACA. Please refer to the enclosed Cultural Heritage chapter

in the EIAR, which has been prepared by Byrne Mullins & Associates, Archaeological and Historical Heritage Consultants for further details.

Material Contravention Statement

This statement of consistency identifies one area of potential Material Contravention of a Statutory Plan. The Newbridge LAP was prepared in 2013 and is still in effect due to extension of duration. It indicated a density of 15uha applies to the lands zoned C2, the subject lands, under a Specific Local Objective. The NLAP is a subsidiary plan and after its preparation, general densities consistent with Government policy were included in the KCDP made in 2017. Later Government Guidelines, the NPF and RSES all indicate a need for greater density on zoned, serviced land in towns and this is reflected in Variation 1 of the KCDP.

Therefore, while the LAP is inconsistent with the KCDP and Government Guidelines in respect of the SLO affecting these lands, on the face of it this proposal appears to be a Material Contravention of the Newbridge LAP and this matter should be addressed in the assessment of any planning application considered by An Bord Pleanala.