

# Planning Report & Statement of Consistency

To accompany a planning application for a  
Residential Development

At

Great Connell  
Newbridge  
Co. Kildare

Submitted on Behalf of

Aston Limited

April 2022

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## **1 INTRODUCTION**

This Report accompanies a planning application by Aston Limited (the applicant) for residential development at a site at Great Connell, Newbridge, County Kildare. The application is made under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016, as amended (hereafter referred to as 'the 2016 Act').

Following pre-application consultation with An Bord Pleanála, the Board issued a Notice of Pre-Application Consultation Opinion dated 4 November 2021. The way the matters raised in the Opinion have been incorporated into the drawings and documents submitted with this application are specifically addressed in separate correspondence accompanying this application prepared by Declan Brassil & Co. Ltd. (DBCL) and dated 8 April 2022.

This Report includes a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017-2023, the Newbridge Local Area Plan 2013-2019 and relevant Section 28 Ministerial Guidelines.

The application is also accompanied by a Material Contravention Statement pursuant to Section 8(1)(iv)(II) of the 2016 Act that requires an application that materially contravenes a development plan or local area plan to contain a statement as to why permission should be granted by having regard 'to a consideration specified in section 37(2)(b) of the Act of 2000'.

### **1.1 Prospective Applicant**

The prospective applicant is Aston Limited.

Aston Limited is registered under Company Register No. 007349V and has its offices at Jubilee Buildings, Victoria Street, Douglas, Isle of Man, IM1 2SH.

#### **1.1.1 Interest in Site**

Aston Limited is the legal owner of the majority of the application site.

Parts of the subject site on Great Connell Road are owned and controlled by Ballyfarm Ltd. and Kildare County Council. Letters of consent for the proposed works on the Great Connell Road are submitted herewith.

### **1.2 Pre-application Consultation**

Pre-application consultation with Kildare County Council (KCC) was undertaken on 12 July 2021.

A request for consultation under Section 5 of the 2016 Act was submitted to An Bord Pleanála on 15 September 2021 and a tripartite consultation meeting with An Bord Pleanála and KCC was held on 22 October 2021 (ABP Ref. 311390-21). An Bord Pleanála issued an Opinion on 4 November 2021.

The application documentation has addressed the issues raised in the Board's Opinion. The cover letter prepared by DBCL submitted with the application provides a response to the Opinion, as required, summarising how the matters raised have been incorporated in the proposed design and the relevant assessments, and where the relevant detail can be reviewed in the submitted drawings and documents.

## 1.3 Characteristics of Proposed Strategic Housing Development

### 1.3.1 Nature & Purpose

The proposed residential development provides for 569 residential dwellings and supporting commercial development on a site of 27.64 ha in Great Connell, Newbridge, Co. Kildare. To facilitate the proposed development, it is necessary to demolish the existing structures on the site which comprise; 'Greatconnell' a two-storey dwelling of 331.9 sqm with detached single storey garage and outhouses of 48 sqm; 'Valencia Lodge' a single storey dwelling of 135.6 sqm with a single storey garage of 17.8 sqm; two no. single storey sheds of 1,440 sqm and 595 sqm, and a three-sided shed of 54 sqm.

The proposed residential development comprises the construction of 569 no. new residential dwellings (325 no. houses and 244 no. apartments). There are 15 no. house types proposed, which in total provide 64 no. two-bed houses; 173 no. three-bed houses; and 88 no. four-bed houses (ranging in height from 2 to 3 storeys).

The 244 no. proposed apartments include 164 no. own-door units and 80 no. shared access apartments and comprise the following.

- Apartment Block A (Part 3 and 4 Storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
- Apartment Block B (Part 3 and 4 Storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
- Apartment Block C (Part 3 and 4 Storeys): 4 no. one-bed apartments; 19 no. two-bed apartments and 4 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 87 sqm.
- 13 no. apartments above the proposed Neighbourhood Centre comprising; 4 no. own-door two-bed apartments; 3 no. shared-access one-bed apartments; and 6 no. shared-access two-bed apartments. These proposed units have private balconies or terraces, and access to the communal roof terrace of 176 sqm.
- 160 no. own-door apartments in 2- and 3- storey buildings comprising; 16 no. one-bed apartments; 78 no. two-bed apartments, 66 no. three-bed duplex apartments. These units will have private amenity areas in the form of terraces, balconies and/or rear gardens.

The proposed Neighbourhood Centre has a total commercial floor area of 2,141 sqm and accommodates 11 no. commercial units with a variety of uses comprising:

- Convenience shop of 909 sqm (unit 1)
- 3 no. doctor/dentist/physio units of 120 sqm, 120 sqm and 90 sqm (units 6, 7, and 8, respectively)
- café of 125 sqm (unit 4)
- restaurant of 213 sqm (unit 9)

- 5 no. shop/convenience services units of 112 sqm, 49 sqm, 171 sqm, 100sqm and 100 sqm (units 2, 3, 5, 10 and 11, respectively). It is envisaged that these units will be occupied by uses such as butchers, green grocers, hairdressers, pharmacies, or a local post office.

Within the Neighbourhood Centre it is proposed to provide a childcare facility (886 sqm) with capacity for in the order of 154 no. children.

A total of 1,008 no. car parking spaces are proposed to serve the proposed development. 650 no. car parking spaces are proposed to serve the 325 no. houses, 312 no. car parking spaces are proposed to serve the 244 no. apartments, and 46 no. car parking spaces are proposed to serve the neighbourhood centre, including the childcare facility.

A total of 732 no. bicycle parking spaces are proposed to serve the development comprising 536 no. long-stay residential spaces, 134 no. residential visitor spaces, and 62 no. bike spaces to serve the neighbourhood centre including the childcare facility.

A total of 18 no. landscaped public open spaces are proposed within the zoned residential area. Together, these open spaces have a net area of 2.613 ha and exclude the areas of the proposed swales and any area less than 10 metres wide. In addition, the scheme includes 8.31 ha of open space in the riparian area of the River Liffey, which will be landscaped to provide walkways seating areas and planted to support and enhance existing vegetation. The overall layout of the site has been designed to retain as much of the existing vegetation as possible and has specifically incorporated mature trees near the boundary with Great Connell Road and in the centre of the site, vegetation at the southern boundary, and the vegetation within the riparian corridor of the River Liffey.

It is proposed to provide c.350 metres of the Newbridge Southern Orbital Ring Road (NSORR), that will connect to the proposed signalised junction on Great Connell Road. The alignment of this road follows the wayleave for the existing gravity sewer on the site. Roads within the site have been designed in accordance with DMURS and facilitate connectivity to the adjoining lands to the north and south. The proposed development incorporates potential vehicular linkages to Wellesley Manor in the north and the undeveloped lands south. Pedestrian and cycle connectivity to Wellesley Manor is facilitated at two locations proximate to the proposed neighbourhood centre.

It is proposed to divert an existing foul sewer that runs across the site from south to north. This pipe will be laid beneath the proposed footpaths before it is connected to the new 900 mm diameter sewer. It is proposed to provide a foul water pumping station to bring water to the existing Irish Water sewer.

It is proposed to accommodate a flood compensatory storage area in the west of the site adjoining the River Liffey. The proposed surface water infrastructure includes SUDS features such as permeable paving and swales and incorporates below ground attenuation storage. It is proposed to connect potable water infrastructure to the existing watermain on the Great Connell Road.

Confirmation of Feasibility and Statement of Design Acceptance have been received from Irish Water in respect of the proposed infrastructure.

### **1.3.2 Strategic Housing Definition**

Section 4 of the 2016 Act provides that an application for permission for strategic housing development shall be made directly to An Bord Pleanála during the specified period. Section 3 of the Act defines 'strategic housing development' as including:

(a) *the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,*

(b) *the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provisions of student accommodation or a mixture of student accommodation and other uses;*

The definition goes on to define the extent of other uses which may be included and states:

*'.....may include other uses on the land, the zoning of which facilitates such use, but only if-*

- (i) *The cumulative gross floor area of the houses or student accommodation units, or both as the case may be, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and*
- (ii) *The other uses cumulatively do not exceed-*
  - (I) *15 square meters gross floor space for each house or 7.5 square meters gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square meters gross floor space for such other uses in any development, or*
  - (II) *Such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development may be prescribed*

The proposed development provides for 569 no. dwellings on lands zoned predominantly zoned C 'New Residential' *'To provide for new residential development'*. An area of the site adjoining the River Liffey is zoned F 'Open Space & Amenity' *'To protect and provide for open space, amenity and recreational provision'*.

All proposed residential development is located on lands zoned C 'New Residential'.

Accordingly, the proposed development, which provides for a total of 569 no. residential units on zoned 'New Residential' lands falls within the strategic housing definition, as provided in the 2016 Act, which means *the 'development of 100 or more houses on lands zoned for residential use....'*

Furthermore, other uses proposed comprises 11 no. commercial units (total GFA approximately 2,141 sqm) and a childcare facility (886 sqm) which cumulatively are significantly below the thresholds set out in the definition.

### **1.3.3 Possible Effects on the Environment**

The potential impacts of the proposed development on the environment have been assessed in the Environmental Impact Assessment Report (EIAR), AA screening report, and Natura Impact Statement (NIS) that accompany this planning application.

Section 172(1) of the Planning and Development Act 2000(as amended) (PDA) sets out the following requirements for EIA:



*"(a) the proposed development would be of a class specified in—*

*....*

*(ii) Part 2 (other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either—*

*(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or*

*(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

Class 10(b)(i) and Class 10(b)(iv) of Schedule 5 (Part 2) of the Planning and Development Regulations 2001 (as amended)(PDR), are applicable to the subject site, and state the following:

*"10. Infrastructure projects*

*(b) (i) Construction of more than 500 dwelling units.*

*....*

*(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere."*

The proposed development comprises 569 no. dwelling units and therefore exceeds the 500-no. unit threshold. The subject site extends to 27.64 ha in area and therefore exceeds the 10-ha threshold for developments in the built-up area. Accordingly, an EIAR has been submitted with this application.

A report for the purposes of screening the proposed development for Appropriate Assessment has been prepared by Dixon Brosnan Environmental Consultants. This assessment could not rule out the potential for impacts on the South Dublin Bay SAC, North Dublin Bay SAC, North Bull Island SPA and the South Dublin Bay & River Tolka Estuary SPA as a result of the proposed development, and therefore an NIS has been submitted with this application.

## 2 SITE LOCATION & CONTEXT

### 2.1 Site Location

The site of 27.64 ha is located in the east of Newbridge. To the north, the site bounds the Wellesley Manor residential development, which is characterised by two-storey detached and semi-detached houses arranged around public open spaces. To the south are lands in agricultural use. The eastern boundary is formed by the Great Connell Road, and the western boundary is defined by the River Liffey. To the west of the site, on the opposite side of the River Liffey, is an under-construction Strategic Housing Development site permitted under ABP Ref: 302141-18.

**Figure 2.1 Site Location and Context (source google maps)**



The Social Infrastructure Audit prepared by Future Analytics (submitted herewith) found that Newbridge is well served by community facilities and amenities. Information from the Department of Education website (accessed August 2021) indicates that there are six primary schools<sup>1</sup> and four post-primary

<sup>1</sup> Primary Schools within 2km radius of the site: St Patricks National School, Scoil Chonnla Phadraig, St. Conleths and Marys National School, S N Connlaodh Naofa N., Scoil Mhuire, Ballymany Junior National School.

schools<sup>2</sup> within a 2km radius of the subject site. St. Anne's Special school is located to the southwest Newbridge circa 3 km from the subject site.

At the time of writing, there was one GP practice, two dental practices, eight pharmacies, and two opticians within a 2km radius of the subject site. The County Kildare Central Fire Station is located in the Newbridge Industrial estate and the Newbridge Garda Station is located on Main Street. There are five Places of Worship and a parish centre in the town. Newbridge Family resource centre is located in the northwest of the town that provides support programmes for children, adults and Families living in the Newbridge area.

There are numerous sports clubs and groups operating in the town. Within the town are the Newbridge Hotspurs, Newbridge Town, and Newbridge United football clubs. To the south of the town are the training grounds for the Newbridge Rugby Football Club and the Curragh Rugby Football Club. St. Conleth's GAA pitch is in the centre of the town, proximate to the River Liffey and Ryston Sports and Social Club. Other sports clubs in the town include Newbridge Hockey Club and Newbridge Athletic Club, and private Gyms such as the Club Health & Fitness and Industrial Fitness. The Curragh is a recreational and amenity area of national importance, which is located to the south of the town.

The town is well served by convenience retailers such as Tesco, Dunnes Stores, Lidl, SuperValu and Aldi, and comparison retailing is predominantly provided on Main Street and in the White-Water shopping centre.

Newbridge is a multimodal town. The Train Station is in the north of the town and is served by the Dublin to Kildare/Portlaoise, Dublin to Cork/Limerick/Tralee, Dublin to Waterford, Dublin to Galway and Dublin to Westport/Ballina routes. The town is well served by bus routes including Routes 126 (between Kildare and Dublin), 129 (between Avondale Drive and Roseberry Hill), 726 (Between Laois Shopping Centre and Dublin Airport) and 826 (Between Dublin and Naas General Hospital). In addition, South Kildare Community Transport offers a local service (Route 883) between Athy and Newbridge. The M7 Motorway is to the south of the Newbridge, from which the town is accessed from exists 11 and 12.

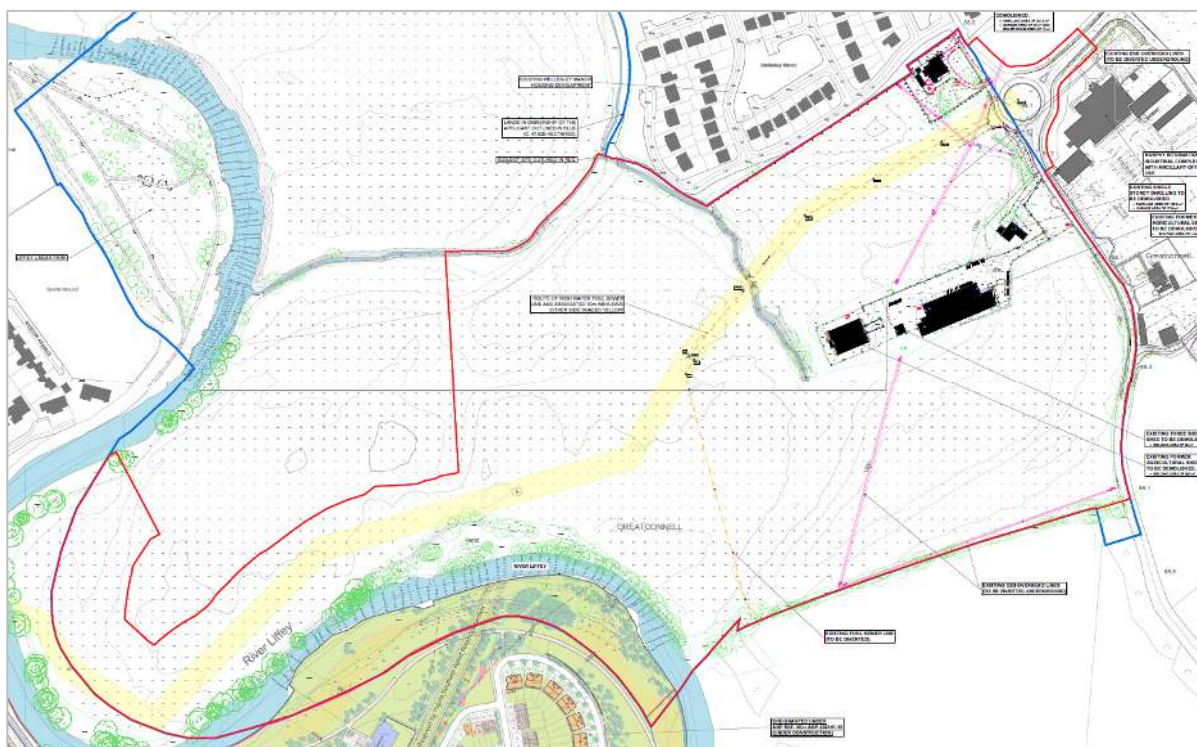
## **2.2 Site Description**

The site currently accommodates two dwellings and former agricultural sheds used for storage, which are accessed from Great Connell Road. The site is predominantly in agricultural use. Existing trees and scrub vegetation occur mainly in the riparian corridor of the River Liffey and along the southern boundary. There are mature trees at the boundary with Great Connell Road and in the gardens of the existing houses. There is an existing ditch that runs into the centre of the site from the northern boundary that contains scrub vegetation. The site is traversed by ESB overhead lines, an Irish Water Foul Sewer and wayleave, and an existing sewer.

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<sup>2</sup> Post Primary schools within 2km of the subject site: Patricians Secondary School, Holy Familys Secondary School, St Conleth's Community College, Newbridge College

**Figure 2.2** Excerpt from the 'Existing Site Layout' prepared by O'Flynn Architects



### 3 PARTICULARS OF PROPOSED STRATEGIC HOUSING DEVELOPMENT

### 3.1 Proposed Demolition

To facilitate the proposed residential development, it is necessary to demolish the existing structures on the site comprising two dwellings and three former agricultural sheds (see Figure 2.1 above).

The dwelling of 'Greatconnell' is located on the Great Connell Road and adjoins the Wellesley Manor development. This house is a two-storey dwelling of 331.9 sqm with detached single storey garage and outhouses of 48 sqm. 'Valencia Lodge' is located to the south of 'Great Connell' and is a single storey dwelling of 135.6 sqm with a single storey garage of 17.8 sqm. Both dwellings are owned by the applicant and are used by employees of the Murphy International Ltd. whose commercial premises is on the opposite side of the Great Connell Road. Towards the centre of the site is a former agricultural yard containing two single storey sheds of 1,440 sqm and 595 sqm, and a three-sided shed of 54 sqm.

Floor plans of the structures to be demolished have been prepared by O'Flynn Architects (OFA), submitted herewith. The proposed demolition works will be managed in accordance with the Construction Environmental Management Plan prepared by O'Callaghan Moran (OCM) and submitted herewith.

### 3.2 Proposed Residential Development

The proposed development provides for 569 no. new residential dwellings (325 no. houses and 244 no. apartments and a neighbourhood centre on a site in the east of Newbridge (see Figure 3.2.1).



In total, the proposed residential development comprises 33 no. one bed dwellings; 199 no. two bed dwellings; 249 no. three bed dwellings and 88 no. four bed dwellings across a wide range of housing types including apartments, duplex units, terraced, semi-detached and detached dwellings. A breakdown of residential units is provided in Table 3.2.1 below.

Across the scheme, 15 house types are proposed. A summary of proposed principal house types is provided in Table 3.2.2 below. A wide variety of apartment types are provided in a total of 3 Apartment Blocks (Blocks A, B and C). Similarly, a range of duplex units are proposed in Duplex Block Types 1, 2, 3A, 3B, 4A, 4B, 5, 6, 7, 8 and 9. 13 no. apartments are proposed on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor of the neighbourhood centre, and 1-bedroom own door apartments are proposed in the unit types E1/E2.

Details of apartment and duplex sizes are provided in the Housing Quality Assessment submitted with this Request.

**Figure 3.2.1 Excerpt from the proposed Site Layout Plan**



**Table 3.2.1 Breakdown of Residential Unit Types**

Description	Quantity	Mix %
1 Bed Own Door Apartments	16	5.8%
1 Bed Apartments	17	
2 Bed House	64	35%
2 Bed Own Door Apartment	82	
2 Bed Apartment	53	

3 Bed House	173	43.7%
3 Bed Own Door Duplex	66	
3 Bed Apartment	10	
4 bed House	88	15.5%
<b>Total</b>	<b>569</b>	<b>100%</b>

**Table 3.2.2 Description of Proposed House Type Sizes**

No.	Type	Description	Bed Spaces	Area (sqm)	Public Open Space (range sqm)
35	A	2 storey 4 bed semi-detached	7	137.4	77 - 127
2	A1	2 storey 4 bed semi-detached	7	161.3	115
10	A2	2 storey 4 bed semi-detached & End Terrace	7	139.4 & 140.4	77 - 146
38	B	2 storey 3 bed semi-detached & End Terrace	6	122 & 122.8	65 - 125
29	B1	2 storey 3 bed semi-detached, Mid & End Terrace.	6	121.6	69 - 101
32	C	2 storey 3 bed semi-detached, Mid & End Terrace.	5	105	61 - 82
24	C1	2 storey 3 bed end terrace	5	105	56 - 109
59	D	2 storey 2 bed mid terrace	4	89.2	55 - 88
33	F	2 storey 4 bed semi-detached & End Terrace	7	146.2	77 - 136
34	G	2 storey 3 bed semi-detached, Mid & End Terrace.	5	112.8	75 - 138
5	H	2 storey 2 bed mid terrace	4	97.4	63 - 83
13	J	2 storey 3 bed semi-detached, Mid & End Terrace.	6	117.6	62 - 104
2	J1	2 storey 3 bed end terrace	6	122	61

No.	Type	Description	Bed Spaces	Area (sqm)	Public Open Space (range sqm)
1	J2	2 storey 3 bed end terrace	6	118.8	71
8	L	3 storey 4 bed end terrace	8	163.8	77 - 118

### 3.3 Layout & Design

The layout has been informed by the existing site context and constraints, and best urban design practice.

The site is traversed by an existing Irish Water Wayleave (see Figure 2.1), which runs from northeast to southwest across the site. The route of the NSORR also traverses the site. To integrate these routes through the site, the proposed layout aligns the road layout and the wayleave. The alignment of the road was also dictated by the design of the section of NSORR permitted under ABP Ref. 302141-18, on the western side of the River Liffey.

The site contains groups of mature trees and vegetation that are to be maintained and integrated into the scheme. A cluster of 3 no. mature trees are to be retained in Open Space 5, 2 no. mature trees will be retained in Open Space F, 3 no. mature trees will be retained in Open Space 2, and the existing vegetation on the southern boundary and at the riparian corridor will be maintained and supplemented.

The layout creates legible urban blocks that maximise passive surveillance of the adjoining roads and public open spaces. The taller elements of the scheme and the proposed neighbourhood centre are located at the primary routes through the site, at the Great Connell Road and the NSORR. Most of the proposed development is two storeys, consistent with the established residential character of the area. The proposed neighbourhood centre was positioned at the junction of the Great Connell Road and the NSORR so that it is easily accessed by existing and future residents.

The River Liffey represented a significant opportunity to elevate the amenity value of the site. 8.31 ha of land adjoining the river will be landscaped to protect the existing vegetation, where safe and feasible to do so, and to provide walkways that can be connected to adjoining sites. Central to the design of the scheme was the necessity to have high quality open spaces within easy reach of all units, achieved by providing 18 no. public open space areas within the development. These open spaces which range in size from 391 sqm up to 3,875 sqm, and no area is less than 10 in width. It is proposed to provide 4 no. children's natural play areas, 19 no. pieces of outdoor exercise equipment, informal 'kick-about' areas and seating.

For further details on the layout please refer to the Architectural Design Statement prepared by O'Flynn Architects.

**Table 3.3.1 Key Site Statistics**

Site Statistics	Area
Total Site Area	27.635 ha
Net Site Area (zoned land extent within site area excluding orbital road route, Irish Water wayleave and Great Connell road).	15.978 ha
Public Open Space on Amenity Lands	8.31 ha
Public Open Space within Residential Lands (Excluding swales and areas less than 10 metres wide)	2.613 ha (16.4 % of the Net Site Area)
Net Residential Density	35.6 units per ha. (569 no. units / 15.978 Hectares)
Plot Ratio (based on Net Site Area)	0.41
Site Coverage (based on Net Site Area)	21.5 %

### 3.4 Open Space, Access, Permeability & Parking

#### 3.4.1 Open Space

The proposed residential development incorporates a hierarchy of 18 no. public open spaces, which have been designed to incorporate high-quality active and passive amenity areas. It is proposed to provide 2.613 ha of landscaped open spaces within the zoned residential lands, which is 16.4% of the net site area. All of the public open spaces are more than 10 metres wide and exclude the areas of the proposed swales, as is shown in Tables 3.4.1.1 and 3.4.1.2 below.

In addition to the proposed residential public open space, the proposed development includes 8.31 ha of zoned amenity area adjoining the River Liffey. This expansive area will be open to the wider community, and will contain footpaths, seating areas and supplementary planting. It is envisaged that this area will, in time, form part of the wider River Liffey Linear Park that will be a key piece of green infrastructure running through Newbridge town.

Communal open spaces will be provided in each of the proposed apartment blocks and at the neighbourhood centre. In total, these terraces are 487.8 sqm and comprise the following:

- Apartment Block 'A': Roof terrace of 112.4 sqm
- Apartment Block 'B': Roof terrace of 112.4 sqm
- Apartment Block 'C': Roof terrace of 87 sqm
- Neighbourhood Centre: Roof terrace of 176 sqm



**Figure 3.4.1.1 Proposed Public Open Spaces****Table 3.4.1.1 Breakdown of Public Open Space Provision**

	Area of Open Space	Percentage of Net Site Area (15.973 Ha)
<b>Public Open Space Including Swales</b>	3.049 ha	19.1 %
<b>Public Open Space Excluding Swales</b>	2.726 ha	17.1 %
<b>Public Open Space Excluding Swales &amp; Areas Less Than 10 metre Wide</b>	2.613 ha	16.4 %

**Table 3.4.1.2 Details of Open Space Provision with Residential Zoned Lands.**

Open Space	Gross Open Space Area	Net Open Space (excluding swales and resulting areas less than 10 metres wide)
<b>Open Space 1</b>	446 sqm	446 sqm
<b>Open Space 2</b>	3,121 sqm	2,422 sqm

<b>Open Space</b>	<b>Gross Open Space Area</b>	<b>Net Open Space (excluding swales and resulting areas less than 10 metres wide)</b>
<b>Open Space 3</b>	2,756 sqm	2,283 sqm
<b>Open Space 4</b>	1,753 sqm	1,466 sqm
<b>Open Space 5</b>	2,235 sqm	1,751 sqm
<b>Open Space 6</b>	2,657 sqm	2,133 sqm
<b>Open Space 7</b>	391 sqm	391 sqm
<b>Open Space 8</b>	391 sqm	391 sqm
<b>Open Space 9</b>	1,827 sqm	1,089 sqm
<b>Open Space 10</b>	4,369 sqm	3,875 sqm
<b>Open Space 11</b>	1,191 sqm	524 sqm
<b>Open Space 12</b>	475 sqm	475 sqm
<b>Open Space A</b>	1,199 sqm	1,199 sqm
<b>Open Space B</b>	1,536 sqm	1,536 sqm
<b>Open Space C</b>	810 sqm	810 sqm
<b>Open Space D</b>	1,746 sqm	1,746 sqm
<b>Open Space E</b>	1,611 sqm	1,611 sqm
<b>Open Space F</b>	1,980 sqm	1,980 sqm
<b>Totals</b>	20,494 sqm	26,128 sqm

### 3.4.2 Access, Permeability & Parking

The primary access to the proposed development will be from Great Connell Road. It is proposed to upgrade the existing roundabout to a signalised junction, and to provide c. 350 metres section of the NSORR within the site. It is proposed to provide three vehicular access points into the residential scheme from the proposed section of relief road. This section of the NSORR will have footpaths, cycle paths, bus stops on both sides of the road and toucan crossing.

The roads are designed in compliance with DMURS and facilitate future connections to adjoining lands. The proposed development facilitates two pedestrian/bicycle connections and two vehicular

connections to Wellesley Manor in the vicinity of the proposed neighbourhood centre, and two vehicular and pedestrian accesses to the undeveloped lands to the south.

A total of 1,008 no. car parking spaces are proposed to serve the proposed development. Car parking to serve the proposed houses is provided at a rate of two spaces per unit and is provided either in-curtilage or grouped. Car parking to serve the proposed apartments and duplexes is provided at a rate of one space per unit and one visitor space per four units, with the exception of the 16 no. proposed own-door apartment units Type E1/E2 which have 1.5 spaces per unit to meet the requirements for older or less able bodied residents.

A total of 46 no. car parking spaces are proposed to serve the neighbourhood centre and the childcare facility. This reduced car parking provision is considered appropriate as this centre will serve the local residential and working population within walking/cycle distance of the site and will not be a retail destination that will draw vehicular traffic from outside the immediate area. 5 no. charging points for electric vehicles and a car sharing facility will be provided at the neighbourhood centre.

A total of 732 no. bicycle parking spaces are proposed to serve the development. It is proposed to provide 536 no. long-stay residential spaces and 134 no. residential visitor spaces to serve the proposed apartment units (at a rate of 1 no. space per bedroom and 1 no. visitor space per 2 no. units). Bicycle spaces have not been provided for the 16-no. type E1/E2 units as these each have private garden spaces typical of houses. 62 no. bike spaces are proposed to serve the neighbourhood centre including 22 no. covered long stay spaces adjoining the proposed childcare facility.

To facilitate and enhance connectivity across Newbridge, the applicant is currently preparing a separate planning application for the remaining section of the NSORR, including a bridge over the River Liffey. Section 247 pre-planning consultations with the Council in respect of this future application were undertaken on 11 March 2022, and it is anticipated that this application will be submitted in Q2 of 2022.

### **3.5 Other Uses**

#### **3.5.1 Childcare**

It is proposed to provide a childcare facility of 886 sqm, with capacity for in the order of 154 no. children, within the proposed neighbourhood centre. The facility will accommodate 8 children's classrooms (7 no. at ground floor and 1 no. at first floor), and an outdoor play area of 305 sqm. It is proposed to provide an ancillary reception area, laundry and kitchen on the ground floor, and proposed staff welfare facilities and administrative offices on the first floor.

#### **3.5.2 Commercial**

It is proposed to provide a neighbourhood centre of 2,141 sqm to serve the existing and future residential population. Eleven commercial units in a range of sizes and uses are proposed as follows:

- Convenience shop of 909 sqm (unit 1)
- 3 no. doctor/dentist/physio units of 120 sqm, 120 sqm and 90 sqm (units 6, 7, and 8, respectively)
- café of 125 sqm (unit 4)
- restaurant of 213 sqm (unit 9)

- 5 no. shop/convenience services units of 112 sqm, 49 sqm, 171 sqm, 100sqm and 100 sqm (units 2, 3, 5, 10 and 11, respectively). It is envisaged that these units will be occupied by uses such as butchers, green grocers, hairdressers, pharmacies, or a local post office.

The proposed neighbourhood centre will meet the needs of the local residential and working population within walking distance of the site and will enhance the liveability and sustainability of this area by reducing dependency on the private car for short trips.

The neighbourhood centre has been designed to create an active frontage onto Great Connell Road and the proposed NSORR, with the tallest element of the scheme provided at the junction of these roads. It is proposed to facilitate two pedestrian/cycle links to the adjoining Wellesley Manor development in the vicinity of the neighbourhood centre to enhance connectivity and permeability, and to reduce the future walking distance for these existing residents to the shops and services in the centre.

### **3.6 Integration with Surrounding Land Use**

The site is zoned for residential development in the Newbridge Local Area Plan. This area is characterised by single storey one-off housing, two storey residential estates, commercial/industrial development, and agricultural lands. The site immediately adjoins the residential development of Wellesley Manor to the north and the commercial yard operated by Murphy Ireland Limited is located to the east of the site on the opposite side of the Great Connell Road. To the south and west the site is bound by lands in agricultural use.

Wellesley Manor is characterised by detached and semi-detached two storey houses with off-street carparking and rear gardens. The entrance road to the estate runs parallel to the boundary with the subject site and most dwellings within the development are orientated to front North, east or west such that only four dwellings face the subject site.

The proposed development has been designed to integrate with and respect the character of this area. It is proposed to locate the neighbourhood centre at the entrance to the subject site where it is easily accessible to the existing residential community. It is proposed to facilitate pedestrian connections to Wellesley Manor to enhance connectivity and promote sustainable transport modes to visit the proposed centre.

The proposed three and four storey apartments above the neighbourhood centre front onto the Great Connell Road. At their nearest point, the proposed three storey duplex units are circa 28 metres from the shared boundary with Wellesley Manor. The proposed four storey section of the neighbourhood centre is circa 45 metres from the shared boundary with Wellesley Manor, and circa 70 metres to the nearest house. The proposed residential development adjoining Wellesley Manor is predominantly two and three storeys and has been designed to ensure that direct overlooking into the dwellings in Wellesley Manor does not occur.

The Daylight and Sunlight assessment submitted herewith found that the proposed development would have an imperceptible impact on the adjoining Wellesley Manor development in respect of Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSH), Winter Probable Sunlight Hours (WPSH), and Sun On Ground (SOG) in gardens and amenity areas.

The proposed development includes 18 no. landscaped open spaces and natural play areas and it is also proposed to provide walkways down along the River Liffey at the subject site. In time, this walkway will connect to other similar walkways along the river to form part of the continuous linear river park.

The proposed development includes c.350 metres of the NSORR and the upgrade of the Great Connell Roundabout to a signalised junction. The scheme has been designed in consultation with the adjoining landowner to ensure that the alignment of this roadway accords with the section of the relief road provided on the opposite side of the River Liffey, permitted under ABP Reference ABP-302141-18.

It is submitted that the proposed development integrates with the surrounding land uses through its sensitive design and siting, and provision of services and open spaces.

### **3.7 Part V**

The subject site was purchased by the applicant prior to 1 September 2015 and therefore is subject to a requirement for 20% social and affordable units.

It is intended to comply with Part V of the Planning and Development Act, 2000 (as amended) by the transfer of built units on site. Based on the layout submitted herewith, it is envisaged that a total of 114 no. units will be transferred to the council, comprising the following: 14 no. shared-access 1-bedroom apartments, 16 no. own-door 1-bedroom apartments, 6 no. shared-access 2-bedroom apartments, 24 no. own-door 2-bedroom apartments, 12 no. 2-bedroom houses, 2 no. shared-access 3-bedroom apartments, 2 no. own-door 3-bedroom apartments, 22 no. own-door 3-bedroom duplexes, 14 no. 3-bedroom houses, and 2 no. 4-bedroom houses.

A site layout and corresponding Schedule identifying the units that have been identified for transfer in compliance with Part V is submitted as part of the architectural drawings (see Drawing No. PA-0200 'Site Layout Showing Proposed Part V Units'). The balance of the submission, including methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs, has been included as at Appendix A of this Report.

Notwithstanding the information submitted herewith, it is submitted that all details of compliance with Part V requirements will be agreed with the Planning Authority upon the issue of any grant of planning permission.

### **3.8 Services Infrastructure**

#### **3.8.1 Surface Water Design**

The proposed surface water drainage infrastructure incorporates both a piped system and SUDS measures, which ultimately drain to the River Liffey. The residential development discharges via gravity to five outlets to the existing ditch in the site and two outlets to the River Liffey. The proposed section of the NSORR has been designed with a separate surface water system, with 2 no. attenuation systems and 2 no. outfalls. Flows from the development will be limited to greenfield runoff rates (76.31 l/s). Hydrobrakes will be utilised to restrict maximum flow rates and interceptors are proposed at all outfall locations. The surface water infrastructure has been designed with a 20% allowance for climate change.

SUDS measures will be incorporated including Permeable paving in the parking bays and driveways, swales/bioswales, filter drains, tree pits, attenuation tanks, petrol interceptors, and rainwater harvesting

butts. It is proposed to provide green sedum roofs on sections of the proposed apartment blocks and a portion of the neighbourhood centre, and on the proposed bike storage areas.

The proposed surface water system incorporates 2 no. underground attenuation tanks to serve the NSORR and 7 no. underground tanks to serve the residential scheme. Several surface-water designs have been assessed by the project engineers, including the provision of above-ground attenuation in the west of the site. These assessments found that the volumes of water needed to be attenuated in these locations would have resulted in the water being up to 2 metres in depth at times. In the interest of safety and to ensure the useability of this open space, it was considered necessary and appropriate to provide underground attenuation tanks

The proposed surface water drainage system is being designed with reference to the following documents:

- Kildare Development Plan 2017-2023
- CIRIA SuDS Manual 2015 C753 – The SuDS Manual
- CIRIA Publications C644 – Building Greener
- Greater Dublin Strategic Drainage Study (GDSDS)
- Greater Dublin Regional Code of Practice for Drainage Works
- Recommendations for Site Development Works for Housing Areas - Department of the Environment and Local Government

### **3.8.2 Foul Drainage**

Due to the topography of the subject site and levels of the 900 mm gravity Newbridge Eastern Interceptor Sewer, all foul drainage is collected by gravity and brought to a foul pumping station which services the development.

The existing foul sewer that crosses the site from south to north will be diverted and incorporated into the scheme before discharging to the existing 900 mm sewer, as agree with Irish Water.

All foul water drainage shall be designed in accordance with Irish Water's Wastewater Code of Practice and Standard Details. A Pre-Connection Enquiry Form was issued to Irish Water in relation to the proposed development and Irish Water has confirmed that the connection for the development is feasible. The Irish Water Statement of Design Acceptance is provided in Appendix G of the Engineering Planning Report prepared by Punch.

### **3.8.3 Water Supply**

It is proposed to construct a new 200 mm diameter watermain to service the proposed development, which will connect to the existing watermain at the Great Connell Road.

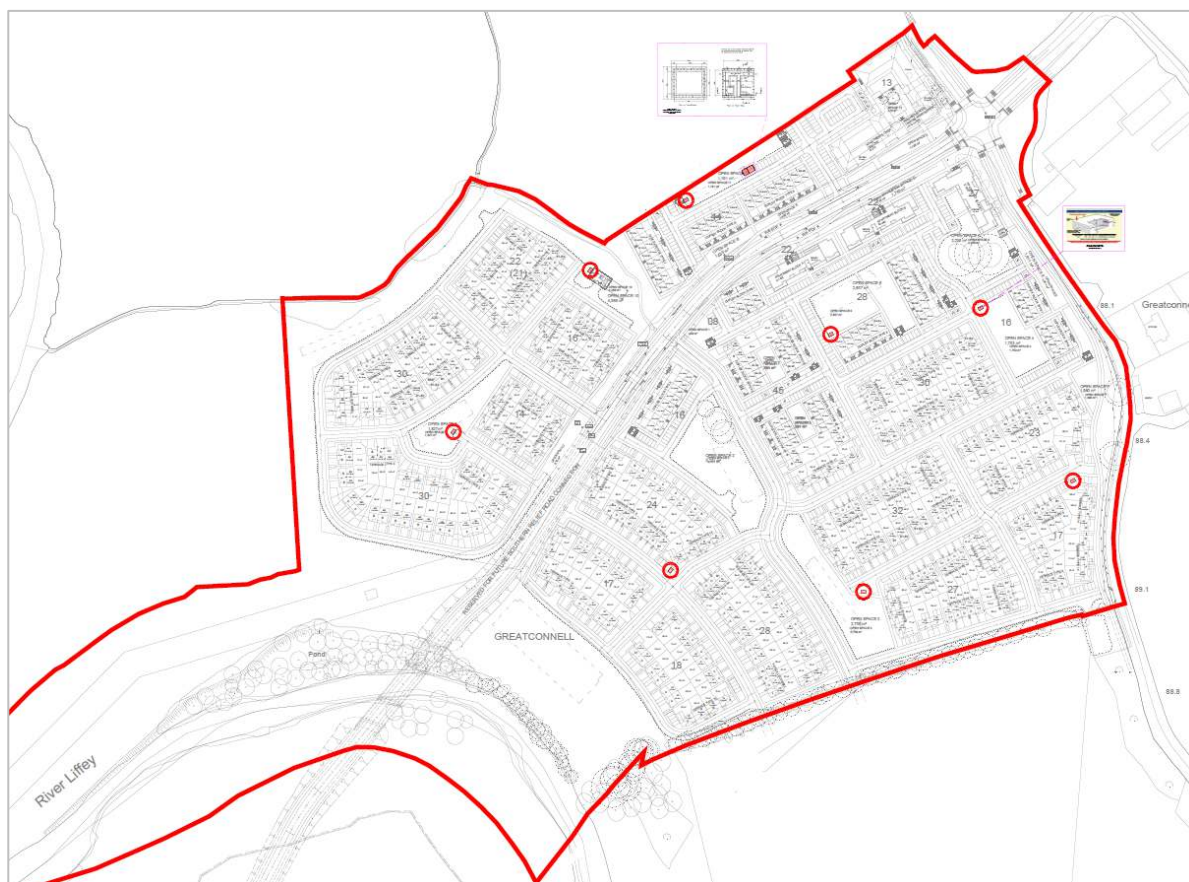
The water supply infrastructure has been designed in accordance with Irish Water's Waste Code of Practice and Standard Details. A Pre-Connection Enquiry Form was issued to Irish Water in relation to the proposed development and Irish Water has confirmed that the connection for the development is feasible. The Irish Water Statement of Design Acceptance is provided in Appendix G of the Engineering Planning Report prepared by Punch.

### **3.8.4 Electrical Supply**

There is an existing 10 kV Medium Voltage overhead electricity line traversing the subject site. The ESB Utility maps do not indicate that there are any other underground or overhead cables traversing the site.



**Figure 3.8.4.1 Indicative locations of the Free Standing MV/LV Substation and 630kVA Unit Substations.**



As part of the proposed development, the existing ESB line will be diverted underground below the proposed roads and the NSORR. A prospective load of 3 MVAs has been calculated for the development based on ESB electrical loading guidelines for Houses and Apartments. As part of the proposed development, it is proposed to provide a Freestanding MV/LV Substation adjoining Open Space 11 in the north of the site, and 8 no. 630kVA Unit Substations dispersed throughout the site.

Figure 3.8.4.1 below shows the indicative locations of the Free Standing MV/LV Substation and 630kVA Unit Substations.

### 3.9 Architectural and Archaeological Heritage

The subject site does not contain any Protected Structures or Recorded Monuments and does not form part of any Architectural Conservation Area.

The subject site is not within the Zone of Archaeological Potential/Notification of the Great Connell Ecclesiastical and Secular Settlement Complex, which is associated with the Augustinian Friary of Great Connell and linked (secular) settlement and includes several individual monuments/features.

An archaeological assessment has been completed by Byrne Mullins & Associates, which forms part of the EIAR submitted herewith. The development area was subject to a programme of Archaeological Testing to determine the archaeological nature and validity of geophysical remains detected during earlier surveys (Licence No: 21E0106). A total of 17 no. test trenches were excavated at locations selected

on the results of the geophysical survey, the topography and the proposed development layout. Many of the geophysical anomalies were found to be geological or ditches associated with the river. A narrow trench of un-fired brick making clay was found in the north of the site. No other features of archaeological interest/potential were identified by the testing.

### 3.10 Possible Effects on the Environment

An EIAR prepared by O'Callaghan Moran & Associates Environmental Consultants with specialist inputs, is submitted herewith.

The EIAR assesses the impact of the proposed development (directly, indirectly and cumulatively with existing and permitted development) on Climate, Land & Geology, Water, Biodiversity, Air, Population & Human Health, Noise & Vibration, Landscape & Visual Impact, Archaeology, Architecture & Cultural Heritage, Material Assets: Services, and Material Assets: Traffic & Transport. The EIAR includes mitigation measures and monitoring requirements. Once these are implemented, no likely significant negative impacts on the environment were identified.

An AA screening report and an NIS document prepared by Dixon Brosnan Environmental Consultants are submitted herewith. This NIS concludes:

*"It has been objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development and with the implementation of the mitigation measures proposed, that the construction and operation of the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. There is no reasonable scientific doubt in relation to this conclusion".*

### 3.11 Phasing of Development

It is proposed to construct this development across four phases, as summarised in Table 3.11.1 and Figure 3.11.1, below.

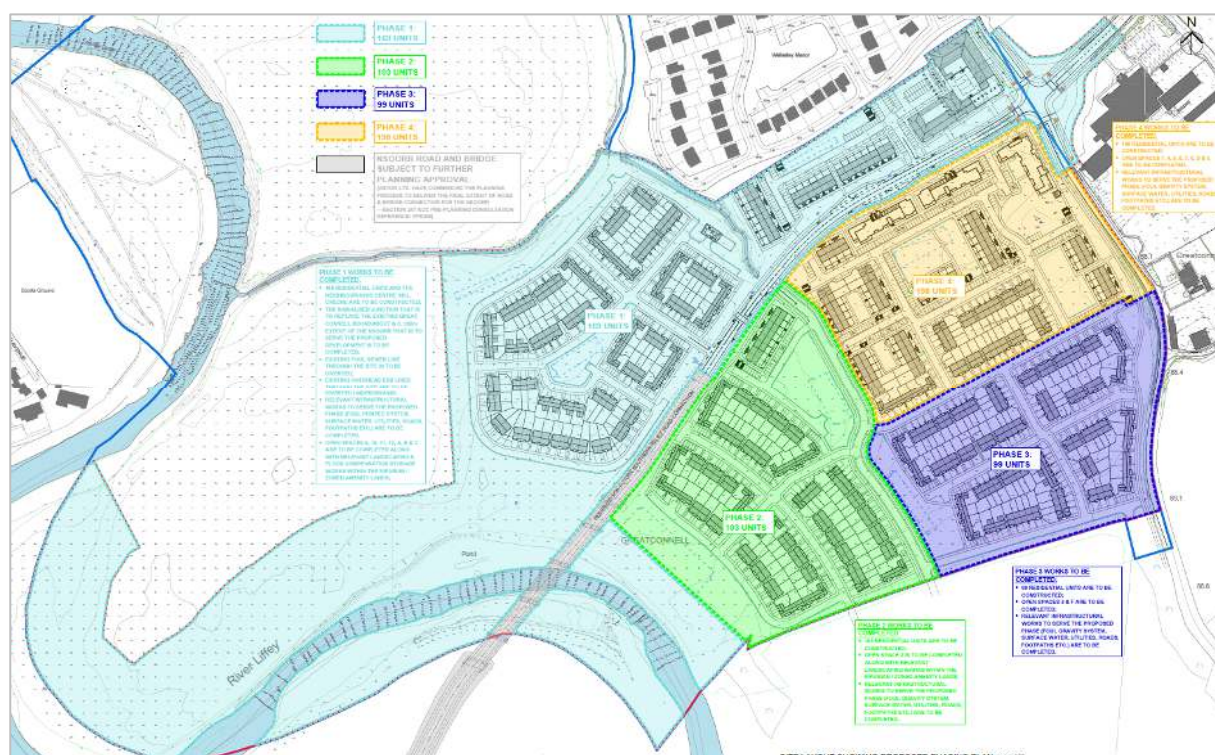
**Table 3.11.1 Indicative Phasing of Proposed Residential Development**

Phase	Works Proposed
<b>Phase 1</b>	<ul style="list-style-type: none"> <li>169 residential units and the Neighbourhood Centre including the childcare facility are to be constructed.</li> <li>The signalised junction that is to replace the existing Great Connell roundabout &amp; c. 350m extent of the NSORR that is to serve the proposed development is to be completed.</li> <li>Existing foul sewer line through the site is to be diverted.</li> <li>Existing Overhead ESB lines through the site are to be diverted underground.</li> <li>Infrastructural works to serve the proposed phase (foul pumped system, surface water, utilities, roads, footpaths etc.) are to be completed.</li> </ul>



Phase	Works Proposed
	<ul style="list-style-type: none"> <li>Open Spaces 9, 10, 11, 12, a, b &amp; c are to be completed along with relevant landscaping &amp; flood compensation storage works within the riparian / zoned amenity lands.</li> </ul>
<b>Phase 2</b>	<ul style="list-style-type: none"> <li>103 residential units are to be constructed.</li> <li>Open space 2 is to be completed along with relevant landscaping works within the Riparian/ zoned amenity lands.</li> <li>Infrastructural works to serve the proposed phase (foul gravity system, Surface water, utilities, roads, Footpaths etc.) are to be completed.</li> </ul>
<b>Phase 3</b>	<ul style="list-style-type: none"> <li>99 residential units are to be constructed.</li> <li>Open Spaces 3 &amp; F are to be completed.</li> <li>Infrastructural works to serve the proposed phase (foul gravity system, surface water, utilities, roads, footpaths etc.) are to be completed.</li> </ul>
<b>Phase 4</b>	<ul style="list-style-type: none"> <li>198 no. residential units are to be constructed.</li> <li>Open Spaces 1, 4, 5, 6, 7, 8, d &amp; e are to be completed.</li> <li>Infrastructural works to serve the proposed phase (foul system, surface water, utilities, roads, footpaths etc.) are to be completed.</li> </ul>

**Figure 3.11.1 Excerpt from Drawing No. PA-008 'Site Layout Showing Proposed Phasing Plan'**



## **4 PRIOR CONSULTATION**

### **4.1 Consultation with Planning Authority**

In accordance with Section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act 2016, formal pre-planning consultation was undertaken with Kildare County Council on 12 July 2021.

In addition, informal consultation took place with various Departments in respect to the detailed design of the proposed development.

#### **4.1.1 Details of Outcomes**

The principal matters discussed at the section 247 pre-application consultation meeting were:

1. Traffic impacts arising from the proposed development.
2. Surface Water attenuation.
3. The need for high-quality landscaping and design.
4. Part V proposals.
5. Storage provision with the proposed units.

### **4.2 Consultation with ABP**

In accordance with Section 5 of the 2016 Act, formal pre-planning consultation took place with An Bord Pleanála on 22 October 2021.

#### **4.2.1 Details of Outcomes**

The Board's Pre-Application Consultation Opinion issued 4 November 2021 identified matters that required further consideration and justification. The cover letter accompanying this application sets out a response to the Opinion, identifying how these matters have been addressed, and the drawings and documents in which the detail of the responses is provided. Matters identified are summarised as follows:

##### **1. Traffic and Transport:**

- The documentation should address the requirement in the LAP for the delivery of the NSORR.
- The Traffic and Transport Assessment should assess potential scenarios with and without the bridge, capacity of the surrounding junctions and the impact of the proposed development on the surrounding road network.
- The scheme should comply with the requirements of the Transport Section in respect of upgrade works, and DMURS standards.

##### **2. Flood Risk Assessment**

- The Site-Specific Flood Risk Assessment should consider current permitted and under construction development.
- This SSFRA should comply with National Guidance and provide full details of compensatory storage areas, alterations to all watercourses and drainage ditches, ground level changes, water level changes and a detailed assessment of the impact of flooding on any third-party lands.

### 3. Open Space

- Open spaces throughout the site and at the River Liffey should be designed with reference to the 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009).
- Open spaces should incorporate High-quality design to ensure that they are useable and functional for all sectors of the community.

The Board has also identified specific information to be submitted with the application pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017 (in addition to the requirements specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017 (as set out under Section 1 above) and relevant authorities to be notified of the making of the planning application, as set out in the cover letter, that accompanies this application.

## 5 STATEMENTS OF CONSISTENCY

### 5.1 Ministerial Guidelines

#### 5.1.1 Sustainable Residential Development in Urban Areas Guidelines (2009) & Urban Design Manual – A Best Practice Guide (2009)

The Sustainable Residential Development in Urban Areas Guidelines, 2009 contain specific policies and objectives in relation to the scale and location of new residential development, the need for high quality design of residential areas and the use and development of infill, greenfield and brownfield sites.

Chapter 3 of the Guidelines identifies core principles of design as including place-making, environmental responsibility, social equity and economic viability that are required when creating places of high quality and distinct identity. Box 2 in the Guidelines identifies 12 'Best Practice Design Manual' criteria which should be incorporated in the new residential as follows.

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?*

The Urban Design Manual – A best practice guide (2009) reiterates and expands on these 12 core principles of urban design and sustainability insofar as they relate to residential development.

Section D of the Architectural Design Statement prepared by O'Flynn Architects included as part of this submission, sets out the design rationale and the key criteria considered in the design process for the proposed development based on the 12 criteria identified above.

### 5.1.2 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (Apartment Guidelines) 2020 are intended to promote sustainable housing, by ensuring that the design and layout of new apartments provide satisfactory accommodation for a variety of household types and sizes, including families with children over the medium to long term. In addition to the policies below, the Guidelines recognise the need for greater flexibility in terms of building height and building separation distances to achieve increased apartment development.

The Apartment Guidelines update previous guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework.

The Apartment Guidelines include a range of specific planning policy requirements (SPPR's) which the Board are required to have regard to. SPPR's relevant to the proposed development, and compliance with same, are as follows:

#### ***Specific Planning Policy Requirements 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).*

**A total of 244 no. apartments (164 no. own door units and 80 no units with shared access within apartment blocks) are proposed. Of these, 33 no. units are one bedroom, representing 13.5 % of the total number of apartments proposed, or 5.8 % of the overall development proposed.**

#### ***Specific Planning Policy Requirements 3***

*Minimum Apartment Floor Areas:*

- |                                   |         |
|-----------------------------------|---------|
| • Studio apartment                | 37 sq.m |
| • 1-bedroom apartment             | 45 sq.m |
| • 2-bedroom apartment (3 persons) | 63 sq.m |
| • 2-bedroom apartment (4 persons) | 73 sq.m |
| • 3-bedroom apartment             | 90 sq.m |

**All apartments (both own-door and shared access) exceed the stated minimum floor areas. One-bed apartments range in size from 46.8 sqm to 65.3 sqm GFA. Two-bed three person apartments**

are 67.1 sqm and 68.2 sqm, and the two-bed four person apartments range in size from 74 sqm to 107.7 sqm GFA. Proposed three-bed units range in size from 102.3 sqm to 114 sqm GFA.

**There are 7 no. two-bedroom, three-person apartments proposed, to provide a greater housing mix within the scheme.**

#### ***Specific Planning Policy Requirements 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.*

**All 244 no. of the apartments proposed are dual aspect. Accordingly, the proposed development exceeds the 50% minimum requirement for dual aspect apartments in suburban and intermediate locations.**

#### ***Specific Planning Policy Requirements 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 of the proposed ground floor apartments have floor to ceiling heights of 2.7 metres.**

#### ***Specific Planning Policy Requirements 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 0.25 ha, subject to overall design quality and compliance with building regulations.*

**The maximum number of units on any floor is 7 no. apartments, located in Block C. These 7 no. units are served by 2 no. stair cores.**

Based on the foregoing, the proposed development fully complies with all relevant SPPR's contained in the Apartment Guidelines.

Sections 3.8 to 3.15 of the Apartment Guidelines address safeguarding higher standards with particular reference to the majority of units exceeding minimum floor area standards. The Guidelines identify a number of ways this can be achieved.

Section 3.8 (a) of the Guidelines provides that *'the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units types by a minimum of 10%.....'*.

The Housing Quality Assessment prepared by O'Flynn Architects confirms that all of the proposed apartments exceed the minimum floor area standards. The majority of the proposed shared access apartments exceed the minimum standards by 10%, as is shown below:

- The proposed one-beds exceed the minimum standards by between 4% and 27.3%, with a total of 9 no. units (53%) exceeding the standard by at least 10%.
- The proposed two-beds exceed the minimum standards by between 6.5 % and 21.9 %, with a total of 40 no. units (75.5 %) exceeding the standard by at least 10%.
- The proposed three-beds exceed the minimum standards by 13.66% and 26.6%, and three-bed units, with all 10 no. of the units exceeding the standard by at least 10%.

In total, of the 59 no. of the 80-no. proposed shared-access apartments exceed the minimum floor area by 10% or more, which equates to 73.8%. Furthermore, with the inclusion of the 163 no. own door units, 216 no. of the 244-no. proposed apartments exceed the minimum floor area by 10% or more, which equates to 88.5 %.

Based on the foregoing, it is considered that the proposed development provides a high-quality scheme which significantly exceeds the minimum standards and fulfils the requirements of the Guidelines to safeguard high standards while offering a mix of unit sizes.

Section 6 of the Guidelines considers the development management process and identifies the content of the planning application. Appendix 1 of the Guidelines provides a range of minimum apartment areas and standards which apply to new apartment schemes. In this respect, please refer to the Housing Quality Assessment prepared by O'Flynn Architects which demonstrates full compliance with the relevant residential sizes and standards.

Sections 6.5 and 6.7 seek to ensure that apartments have access to a reasonable level of natural light. Section 6.6 provides that planning authorities should have regard to quantitative performance approaches to daylight provision as outlined in guidelines like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

In this respect, a quantitative BRE daylight and sunlight assessment of the proposed development has been carried out by 3D Design Bureau and is submitted herewith. This report assessed both the impact of the proposed development on the surrounding environment and the performance of the most constrained area of the scheme itself in respect of daylight and sunlight. This assessment found that the proposed development would have an imperceptible impact on the adjoining Wellesley Manor development in respect of Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSH), Winter Probable Sunlight Hours (WPSH), and Sun On Ground (SOG) in gardens and amenity areas. The assessment of the proposed development found that 16 no. of the 17 no. proposed gardens/amenity areas in the study area met the Sun On Ground (SOG) guidelines<sup>3</sup> and that all 791 no. rooms assessed meet the guidelines for Average Daylight Factor (ADF).

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<sup>3</sup> The proposed outdoor area to serve the childcare facility did not meet the SOG guidelines however, this area has been located to the north of the proposed building in the interest of safety and security. It is noted that this outdoor area receives excellent

A Building Lifecycle Report for the apartments prepared by O'Flynn Architects is submitted herewith.

Based on the foregoing, the proposed apartments are consistent with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments 2020.

### **5.1.3 Urban Development and Building Heights Guidelines for Planning Authorities – 2018**

The Urban Development and Building Heights Guidelines outline that generic maximum height limits, if inflexibly or unreasonably applied, can undermine wider national policy objectives to provide more compact forms of urban development as outlined in the National Planning Framework and instead continue an unsustainable pattern of development whereby cities and towns continue to grow outwards rather than consolidating and strengthening the existing built-up area. Furthermore, the Guidelines provide that blanket limitations can also hinder innovation in urban design and architecture leading to poor planning outcomes.

On this basis the Guidelines outline wider and strategic policy considerations and a more performance criteria driven approach that planning authorities should apply alongside their statutory development plans in securing the strategic outcomes of the National Planning Framework and in particular compact urban growth.

Section 3.1 of the Guidelines include development management principles for buildings taller than prevailing building heights in urban areas. In this regard, building heights in the vicinity of the subject site are primarily two-storey, with some single storey one off dwellings. The buildings in the Murphy Ireland Limited premises to the east of the subject site are up to 12 metres in height. The existing buildings on the subject site range between 4.18 metres to 10.72 metres in height, which are within the range of existing buildings in the vicinity of the site.

Section 3.2 of the Urban Development and Building Height Guidance state that *'In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/ An Bord Pleanála, that the proposed development satisfies the following criteria...'*. In this regard, a range of criteria at a macro level (at the scale of the relevant city/town); intermediate level (at the scale of district/ neighbourhood/ street), and at a micro level (at the scale of the site/building), need to be addressed where proposed heights exceed those specified in Development Plans or LAP's (SPPR 3).

Section 17.2.1 'Building Heights' of the Kildare County Development Plan defines a tall building as those that exceed five storeys and/or 15 metres. The tallest element of the proposed development is within the neighbourhood centre. The apex of the sloped roof above a stair core reaches 14.85 metres however, the majority of the building is beneath the 12.9 metre ridge line. It is therefore considered that the proposed development does not constitute a tall building under the definition of the Development Plan.

Section 3.2 also lists specific assessments which may be required where a proposed development seeks building heights taller than the prevailing building heights. The maximum building heights proposed are four storeys and accordingly are not of a scale that could reasonably be considered to give rise to microclimate effects, nor at a scale or location that could give rise to impacts on telecommunication channels or safe air navigation. This subject site is not located proximate to any protected area where

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levels of daylight and good sunlight access during the afternoon in the summertime, and the building meets the guidelines for internal daylighting.

sensitive bird species are listed as a Qualifying Interest. Notwithstanding, the EIAR prepared for the proposed development assesses the impact of the proposed development birds and bats.

Section 3.4 to 3.8 of the Guidelines deal specifically with building height in suburban/edge locations. The Guidelines note that new development which includes townhouses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards) deliver medium densities, in the range of 35-50 dwellings per hectare net. Such developments are beneficial in addressing 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.

Section 3.5 of the Guidelines note that this form of development *'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 as in the case of the award-winning Adamstown Strategic Development Zone in South Dublin County Council.*

Section 3.6 provides that development in suburban/edge locations *'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.'*

The Guidelines advocate that such development patterns are generally appropriate at suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions.

Specific Planning Policy Requirements 4 (SPPR4), which takes precedence over any conflicting policies and objectives of Development Plans or Local Area Plans, provides:

***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 "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 building heights provide a mix of two and three storey houses, with three storey duplex units and three and four storey apartment buildings. The introduction of three and four storey elements facilitates a greater mix of building typologies in line with wider demographic and household formation trends. Taller elements have been sensitively located proximate to the Great Connell Road and the proposed NSORR. In addition, the proposed building heights assist in achieving appropriate densities in accordance with the Residential Development in Urban Areas Guidelines on zoned and serviced urban lands. On this basis, the proposed building heights are fully consistent with the provisions of the Urban Development and Building Heights Guidelines 2018.



#### 5.1.4 Childcare Facilities – Guidelines for Planning Authorities 2001

The Childcare Facilities Guidelines for Planning Authorities, June 2001, provide a framework to guide Planning Authorities and developers in assessing and formulating development proposals for childcare facilities. It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines consider appropriate locations for childcare facilities, and with reference to facilities 'in new communities/larger new housing developments' provides that:

*'For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate..... 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.'*

Section 3.3.1 of the Guidelines goes on to state that 'in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site'.

The proposed development provides for a total of 569 no. residential dwellings. Of these, 536 no. are two bed or more in size and therefore are reasonably be considered to potentially result in a childcare requirement. Applying the general requirement for a childcare facility with 20 no. spaces should per 75 no. units results in a requirement for 143 no. childcare spaces to serve the scheme.

In accordance with the Guidelines, the proposed development includes a childcare facility of 886 sqm, and space for circa 154 no. children. This facility is laid out across two floors, with 7 no. classrooms, reception area, laundry, and kitchen on the ground floor on the ground floor, and 1 no. classroom, staff welfare facilities and administrative offices on the first floor. The facility will have an outdoor play area of 305 sqm.

Notwithstanding the above, a Social Infrastructure Assessment has been undertaken by Future Analytics KPMG, submitted herewith. This assessment states the following.

*'It is therefore considered that the demand created by the proposed development can be absorbed by the existing provision. It is also noted that the development will provide a creche with the capacity of 154 no. children which will further enrich the provision of childcare facilities in the area and facilitate future population growth of the area which was projected in section 3.5. '*

Drawing from the above, it is considered that the proposed development is consistent with the requirements of the Childcare Guidelines.

#### 5.1.5 Guidelines for Planning Authorities – The Planning System and Flood Risk Management 2009

The Planning System and Flood Risk Management Guidelines (DoECLG 2009) introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines require the planning system to:

- Avoid development in areas at risk of flooding unless proven wider sustainable development grounds and risk can be mitigated without increasing risk elsewhere.

- Adopt a sequential approach to flood risk management for new development location based on avoidance, reduction and mitigation of flood risk.
- Incorporate flood risk assessment into decision making on planning applications.

According to the CFRAM (2018) the proposed development is located primarily in Flood Zone C. There is an overland flow path across the site that is designated Flood Zone A & B. A full Flood Risk Assessment has been prepared by JBA in accordance with 'The Planning System and Flood Risk Management' guidelines and is submitted herewith. This report has been the subject of independent peer review, and has been validated, by ARUP Consulting Engineers.

The Justification Test was applied and passed as the hydraulic model found no increase in flood risk as a result of the development. It is proposed that all finished floor levels in the scheme will be above the 0.1% AEP plus Climate Change event with an additional 500 mm freeboard. It is also proposed to provide compensatory storage within the site to compensate for the loss of Flood Zone A areas within the development. The flood risk assessment concludes in stating that *"...the proposed development will be at low risk of flooding and will not increase the flood risk to the surrounding areas."*

#### **5.1.6 Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)**

Screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009). It was concluded that effects on Natura 2000 sites could not be ruled out, and therefore this application is accompanied by an AA screening Report and an NIS prepared by Dixon Brosnan Environmental Consultants

Section 6 of the NIS lists mitigation measures, including those relating to Land & Soil, Water, and Oils & Chemical Storage. The NIS concludes:

*"It has been objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development and with the implementation of the mitigation measures proposed, that the construction and operation of the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. There is no reasonable scientific doubt in relation to this conclusion".*

#### **5.1.7 Statement of Consistency**

The proposed development has been informed by the foregoing Guidelines and has incorporated the relevant policies and objectives as contained therein. Accordingly, it is submitted that the proposed development is consistent with the overarching purpose and principles of the Ministerial Guidelines outlined above.

### **5.2 Plans and Other Guidance**

#### **5.2.1 National Planning Framework**

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of Ireland to the year 2040 and replaces the National Spatial Strategy 2002-2020. The NPF requires the preparation of Spatial and Economic Strategies for each region by the

Regional Assemblies. Kildare County is in the Eastern and Midland Regional Assembly. Under the NPF the Eastern and Midland Region is targeting an increase in population between 490,000 – 540,000 additional people. The NPF has 10 strategic outcomes comprising the following:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage
8. Transition to Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

Relevant National Policy Objectives include:

**National Policy Objective 1b** – Eastern and Midland Region: 490,000 - 540,000 additional people, i.e. a population of around 2.85 million;

**National Policy Objective 3a** - Deliver at least 40% of all new homes nationally within the built-up footprint of existing settlements.

**National Policy Objective 4** – Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

**National Policy Objective 5** - Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.

**National Policy Objective 6** – Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

**National Policy Objective 7** – Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on: - ...

- Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;
- Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;
- Addressing the legacy of unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlement of all sizes;
- In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.

**National Policy Objective 11** – In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within

*existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.*

**National Policy Objective 13** - *In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.*

**National Policy Objective 32** – *To target the delivery of 550,000 additional households to 2040.*

**National Policy Objective 33** – *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

**National Policy Objective 35** – *Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.*

It is submitted that the proposed development has been designed in accordance with the Policy Objectives of the National Planning Framework. The site forms part of a designated development site within Newbridge and the proposed development provides key local services and facilitates including appropriately scaled retail/commercial opportunities and a childcare facility to create a sustainable new neighbourhood.

This current application maximises permeability and connectivity in the locality and incorporates part of the NSORR and facilitates pedestrian linkages to the existing development to the north, and future vehicular access points to adjoining undeveloped lands. This application also provides pathways and routes through the riparian corridor of the River Liffey, facilitating public access to this natural amenity.

It is therefore submitted that this proposed development is consistent with the objectives of the NPF in providing sustainable residential development on zoned and serviced lands.

### **5.2.2 Rebuilding Ireland - Action Plan for Houses and Homelessness**

The Action Plan for Housing and Homelessness was published on 19 July 2016, in response to Ireland's worsening housing shortage. The Plan is designed to accelerate housing supply through Five Key Pillars;

- Pillar 1 – Address Homelessness
- Pillar 2 – Accelerate Social Housing
- Pillar 3 – Build More Homes
- Pillar 4 – Improve the Rental Sector
- Pillar 5 – Utilise Existing Housing

The 'Housing Challenges' section of the Action Plan lists the pressing challenges to overcome in Ireland's housing sector, including: Decline in House Completions, Persistent Under-Supply, Location and Land Supply. 'Pillar 3: Build More Homes' states the key objective of this pillar is to '*Increase the output of private housing to meet demand at affordable prices*'. The Key Action under Pillar 3 is the doubling of housing output to deliver over 25,000 units per annum up to 2021.

A paper published by the Economic and Social Research Institute (ESRI)<sup>4</sup> in December 2020 found that housing completions have failed to meet these targets, and there is now a total projected new household demand for almost 31,000 new households per annum every year from 2020 to 2040.

This application seeks to deliver 569 new housing units within the Growth Town of Newbridge and will meet some of the housing demand in this locality. A total of 114 no. social and affordable units are provided in the proposed development.

The proposed 569 no. units accommodate a variety of housing types incorporating apartments, duplexes and semi-detached and terraced houses. By providing a mix of housing types it is anticipated that this development will meet the varied needs of all members of the community and inbuilt adaptability allows the units to change over time with their residents. It is proposed that this scheme will be developed in the short to medium term such that the proposed units will be available to future residents, in accordance with the Rebuilding Ireland Action Plan.

### **5.2.3 Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy**

The Vision for the Region under the Regional Spatial and Economic Strategy (RSES) is:

*'To create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all.'*

The RSES emphasises the need for compact and sustainable development in accordance with the NPF to accommodate projected population growth in the Region. It is projected that the population of the region will grow by between 237,500 and 290,000 persons between 2016 and 2026, and that the population of the region will reach 2,668,000 to 274,5000 by 2031.

In the RSES, Newbridge forms part of 'The Core Region', along with the settlements of Arklow, Balbriggan, Drogheda, Navan, Naas and Wicklow. It is stated that these towns have capacity for continued growth to become more self-sustaining. Growth Enablers for the Core Region include the following;

- To promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns become more self-sustaining and to create the quality of life to attract investment.
- Commensurate population and employment growth in Key towns, coupled with investment in enabling transport, infrastructure and services to facilitate the achievement of compact growth targets of at least 30% of all new homes to be within the existing built up area of settlements.
- 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents.
- Diversification and specialisation of local economies with a focus on clustering, smart specialisation, place making and urban regeneration to create the quality of life to attract FDI and indigenous investment and increase high value knowledge-based employment including second site and relocation opportunities.

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<sup>4</sup> Structural Housing Demand at County Level, December 2020 Economic and Social Research Institute

Relevant Regional Policy Objectives (RPO's) include the following:

**RPO 3.2:** *Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.*

**RPO 9.4:** *Design standards for new apartment developments should encourage a wider demographic profile which actively includes families and an ageing population.*

**RPO 9.10:** *In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for 'Healthy Placemaking' and 'Integration of Land Use and Transport' as set out in the RSES and to national policy as set out in 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.*

**RPO 9.12:** *In Planning policy formulation and implementation local authorities and other stakeholders shall be informed by the need to cater for all levels of disability, through the appropriate mitigation of the built environment, and in particular for the needs of an ageing population.*

**RPO 10.16:** *Implement policies contained in the Greater Dublin Strategic Drainage Study (GSDS), including SuDS.*

The proposed development accords with the provisions of the RSES by providing residential development at sustainable densities on residential lands contiguous to the urban area of Newbridge, with local level retail uses proposed on the lands adjoining the Great Connell Road.

The proposed development accommodates a mix of dwelling types and tenures that have been designed in accordance with relevant standards and guidelines. Through the design process, care was taken to ensure the adaptability and variety in the units provided so that they will meet the varied needs of the community.

The proposed development incorporates part of NSORR, including footpaths, cycle paths and bus stops, and facilitates permeability to existing and future development lands. These works seek to prioritise the uptake of sustainable modes of transportation and to improve access and connectivity across existing and future developments in Newbridge.

### 5.3 Kildare County Development Plan 2017-2023 - Statement of Consistency

The Kildare County Development Plan 2017-2023 (KCDP) came into effect on 1 March 2017<sup>5</sup>. Variation 1 of the County Development Plan came into effect on 9 June 2020. Variation 1 amended the written statement of the Plan to provide for the integration of the changes in national and regional policy (NPF and RSES), revisions to the county Settlement Hierarchy and the housing allocation for the 2020-2023 period, the remaining lifetime of the Plan.

The KCDP contains over one thousand Policies and Objectives. Appendix B of this report contains a matrix of the approximately 270 no. policies and objectives that are relevant to the proposed

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<sup>5</sup>The Draft Kildare County Development Plan 2023-2029 went on display 14 March 2022 and will remain on display until 24 May 2022. The Draft Plan is discussed in Section 5.5 of this report.

development. A selection of the principal and substantive policies and objectives that are relevant to the proposed development are addressed below for consistency with the Development Plan.

### 5.3.1 Core Strategy and Settlement Strategy

In accordance with the policies and objectives of the NPF and RSES, the KCDP, as amended, seeks to deliver compact development within the footprint of existing urban areas, with Policy CS 4 of the Core Strategy (from Variation No. 1) stating as follows:

*'Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.'*

In addition, Section 3.4.2 states that all settlements should be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance. Objective SO 9 (from Variation No. 1) states as follows:

*'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).'*

Newbridge is identified as a 'Self-Sustaining Growth Town' in the amended Development Plan (Table 3.1), along with the settlements of Leixlip, Kildare and Athy. Such settlements are characterised as having '...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'.

The revised housing unit allocation (Table 3.3) for Newbridge provides for 11.6% population growth, with a target of 699 additional units over the period 2020-2023. In this regard, the following policies and objectives of the amended Development Plan are relevant:

**SS 1:** *'Manage the county's settlement pattern in accordance with the population and housing unit allocations set out in the RSES, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.'*

**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 submitted that the proposed development is consistent with the requirements of the development strategy within Core Strategy and the Settlement Strategy of the KCDP, which seeks to provide compact development within and proximate to the built-up footprint of urban areas, in a sequential manner from the core. The subject site immediately adjoins the built edge of the town and currently accommodates residential and agricultural structures.

The proposed development of 569 no. units represents a potential material contravention of Policy SS1 of the County Development Plan on the basis that 216<sup>6</sup> no. units have been permitted in the town since June 2020 (including the 127 no. 'new' residential units permitted by the Board under SHD Ref. 311040-21). The proposed development of 569 no. plus the 216 no. new units brings the potential number of houses up to 785 no. units, which exceeds the core strategy allocation of 699 no. units up to 2023 by 86 no units. This matter is addressed further in the Material Contravention Statement submitted herewith.

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<sup>6</sup> It is noted that a new SHD application (Ref. 312704) was lodged to An Bord Pleanála on 11 February 2022 for 336 no. units, which is due to be decided by the Board 02/06/2022.

### 5.3.2 Residential Development Location and Density

Section 4.5 of the KCDP notes that the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) outline sustainable approaches to the development of urban areas. The Guidelines recognise that land is a scarce resource that needs to be used efficiently, setting out a range of appropriate residential densities for different contexts based on site factors and the level of access to services and facilities, including transport.

Table 4.1 of the KCDP provides the following guidance for residential developments in outer suburban/greenfield sites in towns:

**Outer Suburban / 'Greenfield' Sites:** *'Outer Suburban or 'Greenfield' sites are the open lands on the edge of large towns. The development of these sites may require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities. It is therefore necessary to achieve net residential densities that make efficient use of these lands in the context of their location and provide a variety of housing types in order to justify the development of these sites. In certain cases, to facilitate a choice of housing types within the county, limited provision may be made within large towns for lower density schemes provided that, within a neighbourhood or district as a whole, appropriate densities are achieved.'*

Table 4.2 of the KCDP notes indicative density ranges of 35-50 units per hectare on outer suburban/greenfield sites in large towns (>5000 population).

The following policies and objectives in Chapter 4 of the KCDP are relevant:

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

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

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

**SR 1:** *'Support sustainable residential development in established urban areas at appropriate locations, to support the ongoing viability of social and physical infrastructure and services, and to meet the future housing needs of the county. Standards in relation to residential development in established urban areas are set out under Chapter 17 of this Plan'.*

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

**MDO 3:** *'Require that applications for residential or mixed-use development with a residential element are accompanied by a Statement of Housing Mix, in accordance with Table 17.3, to address the mix of dwelling types proposed. The Statement of Housing Mix should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area'.*

The proposed development has a net residential density of 35.6 units per ha, which is consistent with the density range stated in the Plan. The scheme is designed so that the taller and denser development adjoins the primary routes along the Great Connell Road and the proposed NSORR, to create a legible



urban edge and passive surveillance of these roads. Residential densities taper across the site such that the lower density areas adjoin the river park and the undeveloped lands to the south.

In accordance with Objectives MDO 1 and MDO 3, the proposed development accommodates a range of housing types and sizes, and this application is accompanied by a Statement of Housing Mix prepared by DBCL.

### 5.3.3 Sustainable Residential Development and Design

Chapter 4 of the KCDP provides that residential expansion will focus on the creation of sustainable communities at locations that can be served by the necessary infrastructure. This approach will make the best use of the county's land and infrastructure resources by ensuring that new development is linked to existing transport services, physical and social infrastructure and amenities.

In addition, Section 4.8 of the KCDP states that development should be of a high quality and design, guided by the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide (2009) and the Design Standards for New Apartments Guidelines for Planning Authorities (2015). It is also stated that standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Chapter 17 of the KCDP and are framed by the policies and objectives of Chapter 4.

The following policies and objectives of the KCDP are relevant to the proposed 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.'*

**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.'*

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

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

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

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

**DLO 1:** *'Create high quality living environments for residents in terms of individual dwelling units and the overall layout, design and function of the developments through the implementation of the*

*standards set out in Chapter 17 Development Management Standards and the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the companion Urban Design Manual – A Best Practice Guide (2009) and the Design Standards for New Apartments Guidelines for Planning Authorities (2015).'*

**OS 1:** *'Ensure that all dwelling units have access to high quality, functional private open space that is carefully integrated into the design of new residential developments'.*

**OSO 1:** *'Ensure that all private open spaces for dwellings, apartments and duplexes are designed in accordance with the standards set out in the Guidelines for Planning Authorities on Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the companion Urban Design Manual – A Best Practice Guide (2009).'*

**PS 1:** *'Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that enhances the visual character, identity and amenity of the area.'*

**PSO 1:** *'Ensure that public and semi private open space in new residential development complies with the quantitative and qualitative standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and in Chapter 17 of this Plan.'*

**PSO 2:** *'Ensure that there is a clear definition between public, semi private and private open space and that all public and semi private open spaces benefit from passive surveillance from residential development.'*

In accordance with HCO 4, the submitted Architect's Design Statement sets out the design rationale and the key criteria considered in the design process based on 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), consistent with Policies and Objectives HCO 3, HCO 4, HDO 1 and DLO 1 of the KCDP.

In addition, a Statement of Compliance with DMURS has been prepared by Punch Engineers and has been considered in the Architect's Report in accordance with Policy HD1 and Objective HDO 2 of the KCDP.

In accordance with Policy HSO 2 of the KCDP, 114 no. units, representing 20% of the proposed development, are to be transferred to Kildare County Council to comply with Part V requirements in relation to social and affordable housing.

Policies and Objectives DL1, OS 1, OSO 1, PS 1, PSO 1 and PSO 2 of the KCDP relate to the provision of high-quality development that accord with the standards for unit design, layout and sizes; private open space provision for units; and, public open space provision for residential developments contained in Chapter 17 (Development Management Standards) of the KCDP, and relevant national policy and standards. The proposed housing units accord with the quantitative and qualitative standards of Chapter 17 in terms of unit sizes, storage space, private open space provision, aspect, overlooking, separation distances, bin storage and parking. Proposed boundary treatments are generally in accordance with the KCDP with alterations proposed to ensure the retention and protection of boundary hedgerows.

All of the proposed apartments and duplex units have been assessed against and are in accordance with the quantitative and qualitative standards of the revised Design Standards for New Apartments Guidelines (2020), as set out in Section 5.1.2 above.

In relation to Public Open Space, a network of high quality public open spaces with a clear hierarchy is proposed with the scheme. The proposed development is orientated towards these open spaces to ensure appropriate levels of activity and passive surveillance. There are clear delineations made in the proposed development through appropriate boundary treatments between public open space areas and the private open spaces of gardens for houses and terraces for duplexes in accordance with Objective PSO 2. The quality of the landscaping details submitted for open spaces and the range of active uses facilitated ensures that the proposed development is generally in compliance with Objective PSO 1 and is further addressed in Section 5.3.11 below.

#### **5.3.4 Economic and Retail Development**

Chapters 5 and 9 of the KCDP provides policies and objectives relating to economic development and retail development, respectively. The plan seeks to promote the economic growth of the county to reduce the reliance on commuting and to improve the quality of life of the population.

The following policies and objectives of the KCDP are relevant to the proposed development:

**ECD 1** *Facilitate and support the growth of the economy in Kildare and the Greater Dublin Area in a sustainable manner, and in accordance with the RPGs economic strategy (or the forthcoming Regional Spatial and Economic Strategy).*

**ECD 6** *Support and facilitate the development of an environment that fosters innovation, enterprise and entrepreneurship.*

**R 5** *Have due regard to the broad assessment for additional retail floorspace in the Plan period and beyond in the determination of retail planning applications, in parallel with a more detailed appraisal under the plan's retail development management criteria as set out in Chapter 17.*

**R 45** *Investigate the need for any additional retail provision as appropriate within existing and expanding residential areas in future Local Area Plans during the period of this Plan and having regard to the possible impact on town centres, with the key emphasis being securing and sustaining the vitality and viability of the Core Retail Areas of the county's centres across all levels of the County Retail Hierarchy.*

**RTO 1** *Ensure that the retail needs of the county's residents are met as fully as possible within Kildare, taking cognisance of the Regional and County Retail Hierarchies, to enable the reduction in the requirement to travel to meet these needs and in the interests of achieving greater social inclusion and accessibility to shopping and services across all sectors of the community.*

The proposed development includes a neighbourhood centre to serve the local population. This development is facilitated in the LAP which states 'The provision of a small, high quality designed neighbourhood centre to serve the local population will be acceptable as part of the overall development of these lands' on the C13 lands that form part of the subject site. The proposed neighbourhood centre will contain 11 no. units in a range of sizes, capable of accommodating a range of services to benefit the surrounding residential population. It is envisaged that the largest unit (909 sqm GFA) will operate as a convenience retailer, while the other units will accommodate smaller shops and businesses such as butchers, hairdressers, and a doctor/dentist office.

The Retail Impact Assessment prepared by MacCabe Durney Barnes, submitted herewith, concludes that the neighbourhood centre is suitably sized to meet the needs of the residential catchment, and is not of a scale that would detract from the vitality or viability of Newbridge Town Centre or Kilcullen.

Accordingly, it is submitted that the proposed development accords with policies and objectives ECD1, ECD6, R5, R45 and RTO1 of the Plan.

### 5.3.6 Traffic and Transport

Chapter 6 of the KCDP provides the policies and objectives for traffic and transportation, noting that the Council is committed to supporting sustainable forms of transport such as public transport, walking and cycling, together with the development of new road infrastructure that provides access to new communities and economic development areas, and improvements to the national, regional and local road network.

The following policies and objectives in KCDP are relevant to the proposed development:

**MT 7:** *'Focus on improvements to the national, regional and local network that provide additional capacity in order to reduce congestion and provide for current and future demand.'*

**WC 3:** *'Ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within the existing areas in order to maximise access to town centres, local shops, schools, public transport services and other amenities.'*

**WC 6:** *'Ensure that all roads in existing and new developments are designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets 2013, the NTA National Cycle Manual and other appropriate standards.'*

**LR 6:** *'Ensure that all developments can provide full connectivity to the adjacent road network (pedestrian, cycle and vehicular).'*

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

**PK 2:** *'Design car parking layouts in accordance with the Design Manual for Urban Roads and Streets (2013).'*

**PK 3:** *'Carefully consider the number of parking spaces provided to service the needs of new development.'*

**PK 5:** *'Seek to ensure that all new private car parking facilities are provided to an appropriate standard, proximate to the development which it serves.'*

**TM 6:** *'Require all major developments to submit Traffic Impact Assessments and Mobility Management Plan.'*

**PL 1:** *'Ensure street lighting is provided in accordance with Kildare County Councils 'Street Lighting and Planning Guidance' policy document in either draft or adopted form. The document outlines the general principles and requirements for street lighting in the county.'*

**PL 2:** *'Ensure that all new developments are connected into the public footpath network and that adequate public lighting is provided.'*

**PL 3:** *'Ensure that planned landscape planting takes cognisance of the need to protect the area surrounding street light installations to avoid possible adverse affects on the delivery of effective street lighting.'*

**PL 4:** *'Ensure future street lighting installations are not adversely impacting on sensitive physical, environmental, natural and heritage resources within the county'.*

The proposed development includes c. 350 metres of the NSORR and the upgrade of the existing Great Connell Roundabout to the signalised junction. The alignment of this road accords with the section of the NSORR permitted under the nearby scheme (ABP Ref. 302141-18.). The proposed road will contain footpaths and cycle paths, to encourage sustainable transport modes, and will incorporate bus stops and a toucan crossing. This road, and all of the roads in the proposed development, are designed in compliance with DMURS, in accordance with Policy WC6.

It is of note that the applicant has entered into pre-planning consultation with Kildare County Council regarding a separate planning application for the remaining section of the NSORR including a bridge over the River Liffey. Consultation with the Council regarding this separate planning application is ongoing and in the interest of completeness the potential impacts of this infrastructural development have been considered in the TTA, NIS and the EIAR.

It is proposed to facilitate future vehicular connections to Wellesley Manor and to undeveloped lands south of the site by bringing the proposed roads immediately up to the site boundaries. To enhance permeability, it is also proposed to facilitate two pedestrian and cyclist connections to the Wellesley Manor development in the vicinity of the proposed neighbourhood centre. A public lighting scheme for the proposal has been prepared by Sabre Electrical Services Ltd. in consultation with the project landscape architect and is submitted herewith.

It is submitted that the proposed development is provided in accordance with Policies and Objectives MT 7, WC 3, WC6, LR 6, LR 7, TM 6, PL 1, PL 2, PL 3, PL 4 and PK 2 of the KCDP.

In relation to car parking, it is noted that the quantum of car parking spaces provided for all house units is in accordance with the standards of the KCDP, at a rate of 2 spaces per unit. In accordance with section 17.7.6 'Car Parking' of the Plan, car parking to serve the proposed commercial development does not exceed the maximum parking provisions stated in Table 17.9 of the Plan, as is addressed in detail in the Architectural Design Statement and below in section 5.3.11.

The quantum of parking for the proposed apartments accords with the provisions of the Apartment Guidelines. All of the proposed parking spaces have been provided in the curtilage of or in close proximity to the units and facilities they are intended to serve. In this regard, it is submitted that the proposed development is in accordance with Policies and Objectives PK 3 and PK 5.

### **5.3.7 Water Services, Infrastructure and Flood Risk**

Chapter 7 of the KCDP relates to water services and infrastructure, noting that Irish Water is responsible for all aspects of public water services planning, delivery and operation, while Kildare County Council is responsible for the management of surface water, with the Office of Public Works having overarching responsibility for flood risk management. Kildare County Council also has a statutory role in regulating waste management and in pollution control.

The following policies and objectives are relevant to the proposed development:

**WS 4:** *'Ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult with Irish Water regarding available capacity prior to applying for planning permission'.*

**WW 4:** *'Ensure that adequate wastewater services will be available to service development prior to the granting of planning permission. Applicants who are proposing to connect to the public wastewater network should consult with Irish Water regarding available capacity prior to applying for planning permission'.*

**WW 8:** *'Require all new development to provide a separate foul and surface water drainage system and to prohibit the discharge of additional surface water to combined sewers other than in exceptional circumstances'.*

**SW 5:** *'Manage flood risk in the county in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and circular PL02/2014 (August 2014), in particular when preparing plans and programmes and assessing development proposals. For lands identified in the Strategic Flood Risk Assessment a site specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures'.*

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

**SW 13:** *'Ensure that the Justification Test for Development Management is applied to proposals for development in areas at a high or moderate risk of flooding where the development proposed is vulnerable to flooding and would generally be inappropriate as set out in Table 3.2 of the Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009).'*

Full details of the proposed foul, surface and potable water infrastructure are provided in the Engineering Planning Report and drawings prepared by Punch Consulting Engineers, including details of the Statement of Design Acceptance from Irish Water.

In accordance with Policy WW8, Foul and Surface Water drainage infrastructure has been separated in the proposed development. The correspondence with Irish Water demonstrates that the connections to the existing foul and potable networks are feasible, in accordance with Policies WW 4 and WS 4.

The surface water drainage infrastructure proposed has been designed in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GDSDS) and incorporates Sustainable Urban Drainage Systems features, with surface water runoff from the proposed development being attenuated to greenfield runoff rates prior to discharge in accordance with Policy SW 9. In addition, the landscaping design by TBS has been prepared in close consultation with Punch engineers to ensure that there is no conflict with drainage infrastructure.

In accordance with Policy SW 5 and SW 13 of the KCDP, a Site-Specific Flood Risk Assessment Report (SSFRA) has been prepared by JBA in accordance with the 'Planning System and Flood Risk Management Guidelines' and is submitted herewith. This Report concludes that *'..the proposed development will be at low risk of flooding and will not increase the flood risk to the surrounding areas.'*

### 5.3.8 Social and Community Infrastructure

Section 11.6 of Volume 1 of the KCDP states that the Council will seek the provision of and access to services and facilities to meet the needs of the county's growing population over the period of the Plan. In this regard, Objective CO 2 states the following:

*'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'*

In addition, section 17.5 of the KCDP states that all childcare facilities shall be provided in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG). In particular, it is noted that one childcare facility is generally required to cater for 20 places in developments of 75 houses and this standard may be varied depending on local circumstances.

In accordance with Objective CO 2 of the KCDP, a Social Infrastructure Assessment is submitted herewith. This assessment found that the proposed development is supported by an existing network of schools and childcare facilities and has access to a range of other health, community, cultural, religious, recreational and commercial facilities. In addition, the proposed development includes a childcare facility (886 sqm) that caters for in the order of 154 no. children, and it is envisaged that the proposed neighbourhood centre will meet the daily needs of the local residential population.

### 5.3.9 Architectural & Archaeological Heritage

Section 12.4 of the KCDP states that structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest are contained in the Record of Protected Structures (RPS). A protected structure includes the exterior and interior of the structure, the land lying within the curtilage of the structure and any other structure lying within the curtilage. The protection also extends to any features specified as being in the attendant grounds.

Section 12.8 of Volume 1 of the KCDP states that Archaeological heritage includes structures, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects. Archaeological heritage is legally protected from unauthorised damage or interference through powers and functions under the National Monuments Acts 1930-2004.

The subject site does not contain any Protected Structures or Recorded Monuments and does not form part of any Architectural Conservation Area. The subject site is not within the Zone of Archaeological Potential/Notification of the Great Connell Ecclesiastical and Secular Settlement Complex. Notwithstanding this, the following policies and objectives of the KCDP are relevant to the proposed development:

**AH 1:** *'Manage development in a manner that protects and conserves the archaeological heritage of the county, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principals for the Protection of Archaeological Heritage (1999) or any superseding national policy'.*

**AH 4:** *'Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects'.*

An archaeological assessment has been completed by Byrne Mullins & Associates including the test trenching of anomalies identified in the geophysical survey (Licence No: 21E0106). Many of the geophysical anomalies were found to be geological or ditches associated with the river. A narrow trench of un-fired brick making clay was found in the north of the site. No other features of archaeological interest/potential were identified by the testing.

It is submitted that the proposed development is in accordance with Policies and Objectives AH 1, HA 2 and AH 4.

### **5.3.10 Natural Heritage & Green Infrastructure**

Section 13.1 of the KCDP states that natural heritage is recognised as an important environmental and economic resource that requires care and management through the planning process. In addition, Section 13.5.1 states that all plans or projects are required to be subject to an Appropriate Assessment screening, to determine if they are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects.

The following policies and objectives of the KCDP are relevant to the proposed development:

**NH 1:** *'Facilitate, maintain and enhance as far as is practicable the natural heritage and amenity of the county by seeking to encourage the preservation and retention of woodlands, hedgerows, stonewalls, rivers, streams and wetlands. Where the removal of such features is unavoidable, appropriate measures to replace like with like should be considered, subject to safety considerations'.*

**NH 2:** *'Promote the carrying out of basic habitat assessments to inform the design of new developments in order to ensure that proposals for development integrate the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.'*

**NH 6:** *'Ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest'.*

**NH 11:** *'Ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2012, the Birds Directive 1979 the Habitats Directive 1992 and the Flora Protection Order species'.*



**GI 9:** *'Ensure that proper provision is made for the consideration, protection and management of existing networks of woodlands, trees and hedgerows when undertaking, approving or authorising development'.*

**GI 11:** *'Ensure that hedgerow removal to facilitate development is kept to an absolute minimum and, where unavoidable, a requirement for mitigation planting will be required comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking in to existing adjacent hedges. Native plants of a local provenance should be used for any such planting'.*

**GI 12:** *'Restrict the cutting of hedges during the bird-nesting season (1st March until 31st August), except in certain legally defined circumstances, in accordance with the provisions of the Wildlife (Amendment) Act 2000'.*

**GI 16:** *'Encourage the planting of woodlands, trees and hedgerows as part of new developments using native plants of local provenance.'*

In accordance with Policy NH 6 of the KCDP, Screening for Appropriate Assessment has been undertaken and an NIS is submitted herewith.

In addition, an EIAR is submitted with the application in accordance with Policy NH 2. The EIAR contains the details of ecological surveys undertaken at the subject site to inform the assessments therein.

It is proposed to retain as much of the existing vegetation at the subject site as feasible. To facilitate the development, it will be necessary to remove the existing trees in the gardens of the dwellings to be demolished on the Great Connell Road. It is proposed to retain 8 no. mature trees within the site, and these have been integrated into the overall design of the scheme. It is proposed to retain the existing hedgerow along the southern boundary and the vegetation along the River Liffey, and to supplement this vegetation with native tree planting.

Having regard to the foregoing, it is submitted that the proposed development is in accordance with policies and objectives NH 1, NH 11, GI 9, GI 11, GI 12 and GI 16.

### **5.3.11 Residential Development Standards**

Chapter 17 of the KCDP provides the general development management standards and design criteria for County Kildare, including for residential development.

Section 17.1 states that specific control measures are outlined to ensure that new development is of high quality and relates to the character, scale, layout and form of the area in question, noting that there is provision for a degree of flexibility of approach in particular circumstances. This applies where proposed development is otherwise consistent with proper planning and sustainable development and the preservation and improvement of amenities.

In this regard, the development management standards for residential developments are outlined below, for both houses and apartment developments:

#### **5.3.11.1 Development Management Standards – Houses**

Sections 17.2, 17.3 and 17.4 of the KCDP states the following standards relating to houses:

**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 adjoining residential development comprises 2 storey dwellings and nearby commercial buildings are up to 12 metres in height. The existing structures at the site range in height up to 10.7 m. The proposed development incorporates a 2 and 3 storey houses, part 2 and 3 storey duplex buildings, and part 3 and 4 storey apartment blocks. The taller 3 and 4 storey elements of the proposed scheme are over 28 and 45 metres from the shared boundary with the adjoining residential scheme, respectively, and are designed to define and enhance the streetscape at the Great Connell Road/NSORR junction.

**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.*

*A separation distance of 35 metres will normally be required in the case of overlooking living room windows and balconies at upper floors.*

A minimum of 22 metres is provided between directly opposing upper floor windows of habitable rooms throughout the proposed development. Direct overlooking between balconies above ground floor and living rooms on lower floors is generally avoided in the scheme.

**Dual Aspect:** *All units shall be dual aspect.*

All of the proposed houses in this scheme are dual aspect.

**Waste Storage:** *Adequate provision for the storage and collection of 3 'wheelie' bins per dwelling, screened where necessary.*

The proposed development incorporates sufficient storage for three wheelie bins for all own-door apartments and mid-terrace houses.

**Separation Distances:** *A minimum distance of 2.5m between semi-detached and detached housing.*

In accordance with this requirement, a 2.5 metre gap is provided between the gable ends of the proposed semi-detached and detached houses.

**Boundary Treatments:**

- *A 1.8m – 2m high wall of solid block, capped and plastered on both sides, is generally acceptable as boundary treatment enclosing private open space; alternative treatments shall be considered on their merits.*
- *Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high, constructed as capped, rendered concrete block or brick walls.*
- *Post and wire or timber post and panel fencing is not permitted.*
- *Concrete post and base with timber panel fencing will be considered for the side boundaries between rear gardens, provided a 2m length of 1.8-2m high block wall, capped and plastered, is provided for the initial 2m from the rear building line of the house.*

- *2m high screen walls should be provided between all areas of public space and rear gardens. Where concrete screen walls along the edge of public areas are proposed (e.g. open space or footpaths) they should be suitably rendered and capped. Proposals for planting along the public side of the wall shall be included on a landscaping plan. An additional inner grass verge shall be provided at the footpath to facilitate this if necessary.*
- *In the interest of passive surveillance, where side boundary walls adjoin the public footpath, the walls shall be a maximum of 1 metre in height as far as the rear building line of the dwelling (beyond which a 2m wall may be provided).*

The proposed development incorporates a variety of boundary treatments. It is proposed to provide 2-metre-high rendered block wall with concrete capping at the end of rear gardens, with 1.8 metre concrete post and timber panel fences proposed at the side boundaries between rear gardens. Where side access is proposed, these areas will have 2-metre-tall walls with gates. In the limited instances that proposed rear gardens adjoin the public road, these boundaries will comprise 2-metre-high brick walls with capping. Low brick walls with capping will be provided to the front of the proposed apartments blocks and the duplex buildings. Hedge and shrub planting will be provided to the front of the proposed houses.

**Floor Areas and Storage Areas for Dwelling Houses:** *Figure 5.3.11.1.1 below is an extract of Table 17.4 of the KCDP, detailing the minimum floor and storage areas for dwelling houses.*

It is stated in the KCDP that 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 with hot presses or boiler space not counting as general storage areas. As a rule, no individual storage room within a dwelling should exceed 3.5 sqm. Dwellings may provide storage for bulky items outside individual units and this may satisfy part of the general storage requirement.

**Figure 5.3.11.1.1 Dwelling House Floor and Storage Areas**

Unit Type (House)	Floor Area (sqm)	Storage Area (sqm)
Two Bedroom	85 sqm	6 sqm
Three Bedroom	100 sqm	9 sqm
Four Bedroom	110 sqm	10 sqm

The Housing Quality Assessment submitted with the planning herewith, in conjunction with the submitted plans of all the proposed house units, demonstrate that all of the proposed houses comply with or exceed the floor and storage area requirements of the KCDP.

**Private Open Space:** *Figure 5.3.11.1.2 below is an extract of Table 17.5 of the KCDP, detailing the minimum private open space requirements for dwelling houses:*

**Figure 5.3.11.1.2 Dwelling House Open Space**

Unit Type (House)	Floor Area (sqm)
Two Bedroom	55 sqm
Three Bedroom	60 sqm
Four Bedroom	75 sqm

The Housing Quality Assessment together with the site layout plan demonstrate that the gardens of proposed houses generally exceed the minimum private open space requirements in the KCDP. In the proposed development two-bedroom houses have private garden areas that range in size from 55 sqm to 88 sqm, three-bedroom houses have private garden areas that range in size from 65 sqm to 125 sqm, and four-bedroom houses have private garden areas that range in size from 77 sqm to 146 sqm.

**Public Open Space:** *On Greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area. 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.*

There are 18 no. areas of landscape public open space proposed within the zoned residential area of the proposed development. The gross area of these open spaces is 3.049 ha, representing 19.1% of the developable area. When the area of the proposed swales (and any resulting areas less than 10 metres wide) are removed, the net public open space area is 2.613 ha, or 16.4% of the net site area. It is proposed to provide SUDS features beneath several of these proposed open spaces however, the landscape plans prepared by TBS illustrate that these areas retain their amenity value and make a significant and positive contribution to the scheme.

It is submitted that the proposed development accords with the qualitative and quantitative standards of the KCDP and generally accords with the quantitative standards.

#### 5.3.11.2 Development Management Standards - Apartments

The proposed apartments have been assessed against the standards of the Apartment Guidelines 2020 above. Notwithstanding this, Section 17.4.6 of the KCDP provides standards in relation to Apartment developments, generally based on the previous 2015 Guidelines and are outlined below:

**Dual Aspect:** *At least 50% of apartments should be dual aspect.*

All 244 no. apartments and own door apartments proposed are dual aspect, representing 100 % of the scheme. Accordingly, the proposed development exceeds the 50% minimum requirement for dual aspect apartments in suburban and intermediate locations.

**Floor to Ceiling Height:** *Ground level floor to ceiling heights shall be a minimum of 2.7m, and may be required to be higher in the case of any north-facing single aspect units, in multi-storey buildings or urban centre locations.*

All ground floor apartments have floor to ceiling heights of 2.7 m.

**Floor Areas and Storage Areas for Apartments:** *Figure 5.3.11.2.1 below is an extract of Table 17.6 of the KCDP, detailing the minimum floor and storage areas for Apartments.*

**Figure 5.3.11.2.1 Apartment Floor and Storage Areas**

Unit Type (Apartment)	Floor Area (sqm)	Storage Area (sqm)
One Bedroom	45	3
Two Bedroom	73	6
Three Bedroom	90	9

As previously demonstrated in relation to compliance with the standards of the Apartment Guidelines 2020, all the proposed apartments exceed minimum floor area and storage size requirements for apartments (refer to Section 5.1.2 of this report).

Furthermore, the KCDP states that in apartment schemes of more than 10 units, the minimum floor areas should be exceeded by at least 10% for the majority of apartments. (In schemes of 10 – 99 units it is acceptable to distribute the additional minimum 10% floor area across all units). This requirement is achieved in the proposed development and is described in section 5.1.2 above.

**Private Amenity Space requirements for Apartments:** *'Private amenity space shall be provided, primarily accessible from the main living area of the apartment, generally in the form of balconies / terraces. Vertical privacy screens should be provided at adjoining balconies. Sliding doors / screens should be considered to give protection from inclement weather'.*

Table 17.7 of the KCDP details the minimum private amenity space requirements for apartments, with 5 sqm provided for one bed units, 7 sqm provided for two bed units and 9 sqm provided for three bed units.

As demonstrated in the Housing Quality Assessment and duplex block plans, the private terraces exceed these minimum requirements. The proposed one-bedroom apartments (own-door & shared access) have private amenity areas of between 5 sqm and 50 sqm, the proposed two-bedroom apartments (own-door & shared access) have private amenity areas of between 7.2 sqm and 27.1 sqm, and the proposed three-bedroom apartments (own-door & shared access) have private amenity areas of between 13.3 sqm and 29.9 sqm.

### 5.3.12 Development Standards – Vehicular Parking

With the exception of residential development, Table 17.9 of Chapter 17 of the KCDP lists the **maximum** allowable car parking rates applicable to new development in the County.

- 2 spaces are required per house unit;
- 1.5 spaces are required per apartment unit + 1 visitor space per 4 apartments;
- 0.5 per staff member plus 1 per 4 children are required for childcare facilities.
- maximum car parking provision of 1 space per 20 sqm GFA for convenience retail
- maximum of 1 space per 30 sqm GFA office<sup>7</sup>

<sup>7</sup> The uses for the upper units of the neighbourhood centre have not been confirmed, therefore the standard for offices has been applied to this area.

Section 17.4.10 states that residential areas should not be dominated by car parking along access streets, with vehicular parking for detached and semi-detached housing to be within the curtilage of the house and surface parking for apartments, where appropriate, should be in informal groupings overlooked by adjoining residential units. It is also noted that consideration needs to be given to parking for visitors and people with disabilities.

A total of 1,008 no. carparking spaces are provided to serve the proposed dwellings and the neighbourhood centre, including the childcare facility.

In accordance with the KCDP maximum standards, car parking to serve the proposed houses is provided at a rate of 2 no. spaces per unit.

In accordance with the provisions of the Apartment Guidelines (2020), apartments are generally served by 1 car parking space per unit and 1 visitor space between four units (1.25 per unit). In all instances, car parking to serve the apartments will be allocated to each unit. The proposed own-door one-bedroom units (type E1/E2) throughout the scheme have in-curtilage car parking at a rate of 1.5 spaces per unit. This parking rate is considered appropriate as these units are ideally suited for people downsizing, or residents with additional needs who would have visitors more frequently.

It is proposed to provide 46 no. car parking spaces to serve the commercial elements of the neighbourhood centre and the proposed childcare facility. The proposed car parking provision does not exceed the maximum rates listed in Table 17.9 of the Plan, which limit car parking provision to 159 no. spaces to serve this commercial element of the scheme.

The assessment undertaken by Punch concluded that this proposed parking provision is appropriate given the role and location of the proposed development. It is envisaged that this centre will serve the local residential population and therefore a significant number of visitors will either walk or cycle to the neighbourhood centre. The peak times of the units within the centre will also vary, such that the spaces will serve different uses across the day. Accordingly, a sufficient number of car parking spaces will be provided to serve those that need them and avoiding over-provision that would promote unnecessary trips by car.

### **5.3.13 Development Standards – Bicycle Parking**

Table 17.10 of Chapter 17 of the KCDP provides the bicycle parking standards for residential and commercial developments and requires the provision of 1 space per apartment unit + 1 visitor space per 2 units, together with 1 space per 5 staff + 1 space per 10 children for childcare facilities, 1 space per 100 sqm. gross retail floor area, 1 space per 30 sqm public floorspace for cafes/restaurant, and 1 space per 5 staff + 0.5 space per consulting room for clinics.

Applying these rates, the proposed neighbourhood centre requires 35 no. spaces and the childcare facility requires 17 no. spaces. In accordance with the Plan, a total of 40 no. spaces are provided to serve the neighbourhood centre and 22 no. spaces are provided for the childcare facility.

Bicycle parking to serve the proposed apartments is proposed at a rate of 1 no. space per bedroom, in accordance with the Apartment Guidelines (2020). Dedicated bicycle parking is not proposed for the houses or the type E1/E2 apartments as these units all have private rear gardens.

The proposed development has been designed to promote and facilitate a modal shift to sustainable transport modes, such as cycling, through the provision of cyclepaths and bicycle stands. In this way, the development accords with the provisions of the KCDP.

## 5.4 Newbridge Local Area Plan 2013-2019

The Newbridge Local Area Plan 2013-2019 (LAP) was adopted on 23 December 2013 and came into effect on 29 January 2014. On the 19 December 2018 the LAP was extended for a further 2 years.

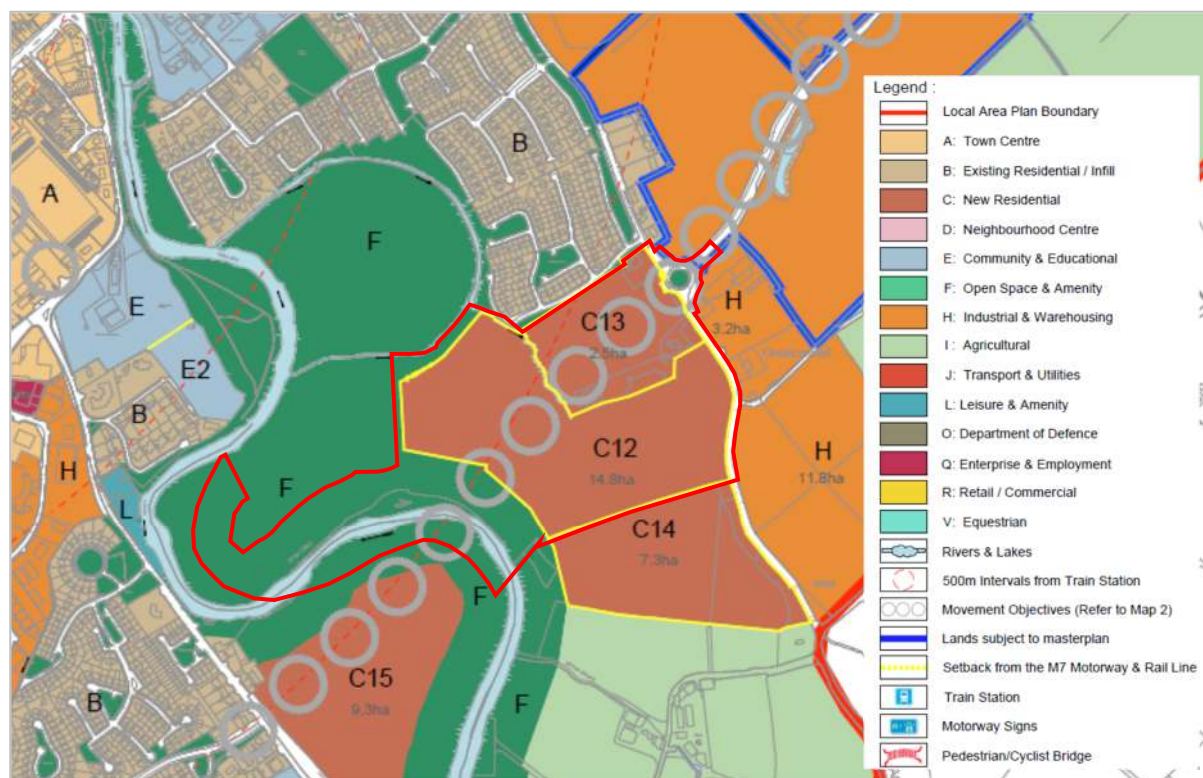
Appendix C of this Report contains a matrix of the relevant policies and objectives.

### 5.4.1 Zoning

The site is subject to two lands use zoning objectives. The majority of the site is zoned C 'New Residential' 'To provide for new residential development'. An area of the site adjoining the River Liffey is zoned F 'Open Space & Amenity' 'To protect and provide for open space, amenity and recreational provision'.

Dwellings and Creche/Playschool uses are Permitted in Principle on 'C-New Residential' lands. Specific objective C13 in Table 17 'Land Use Objectives' states that a small, high-quality neighbourhood centre will be facilitated at the subject site, to serve the local population.

**Figure 5.4.1 Zoning Map Extract**



### 5.4.2 Settlement Strategy and Residential Development

Table 5 'Newbridge Housing Unit Projection' sets a new housing unit target of 2,609 no. units between 2013 and 2019 and states that a sufficient quantity of land has been designated within the town to achieve this target.

Relevant Policies and Objectives include:

- *PLD 1: To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate and sustainable development management measures to ensure compliance*

*with the core strategy including population targets and to achieve the delivery of strategic plan led and coordinated balanced development within the town.*

- *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.*
- *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.*
- *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.*
- *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.*
- *HL 7: To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare facilities, including youth facilities.*
- *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.*

The LAP states that 2,609 no. new residential units will be required in Newbridge between 2013-2019 (Section 7.2.1).

Section 7.2.2 of the LAP describes how this target will be achieved through the development of 20 no. sites in the town, which together have capacity for 3,010 no. units. The subject site comprises sites C12 and C13, which according to Table 10' *Quantum of New Residential Land (zoned C) within the Plan area* have capacity to accommodate 605 no. new residential units. It is stated that new residential development will be provided at sustainable residential densities of between 30 and 50 units per hectare.

In accordance with the LAP, it is proposed to provide 569 no. new residential units at the site, at a net residential density of 35.6 units per ha. In accordance with Policy HL 1, the proposed development has been designed to meet the requirements of the Development Plan, LAP and relevant Guidelines, and to integrate with the existing and permitted development in the area. As per policy HL3, the proposed development has a sustainable net residential density of 35.6 units per ha however, proposed residential densities vary across the site with higher densities provided at the Great Connell Road and proposed section of the NSORR.



In accordance with policies HL 5 and HL 8, this application is accompanied by a Statement on Housing Mix and a Social Infrastructure Assessment, respectively. As per policy HL 7, the proposed development incorporates community facilities including a childcare facility and local shops and services in the proposed neighbourhood centre.

It is noted that the Policy HL 6 restricts the provision of apartments to town centre locations. This matter is addressed in the Material Contravention Statement submitted herewith.

### 5.4.3 Retail and Commercial Development

Section 7.4.3 of the LAP addresses the role of neighbourhood centres and facilities in meeting the needs of the resident population. Policy CR 1 states the following;

*'To facilitate the needs of existing and growing residential areas through a network of local and neighbourhood centres. All local and neighbourhood centres shall complement rather than detract or displace retail or other activities from the town centre. Large-scale convenience format centres will not be permitted'.*

Under Table 17 'Land Use Objectives', the subject site is to accommodate *'a small, high quality designed neighbourhood centre to serve the local population'*. In accordance with this zoning provision, the proposed neighbourhood centre accommodates a mix of potential retail and commercial units, with a range of floor areas, to meet the daily needs of the local residential population. The proposed centre will accommodate a convenience retailer in the largest unit (Unit 1 - 909 sqm); 3 no. doctor/dentist/physio units of 120 sqm, 120 sqm and 90 sqm (units 6, 7, and 8, respectively); a café of 125 sqm (unit 4); and a restaurant of 213 sqm (unit 9). It is proposed to provide 5 no. shop/convenience services units of 112 sqm, 49 sqm, 171 sqm, 100sqm and 100 sqm (units 2, 3, 5, 10 and 11, respectively), which accommodate uses such as butchers, green-grocers, hairdressers etc.

It is envisaged that this neighbourhood centre will meet the needs to the existing and future residential population in the locality to reduce dependence on the private car, and the need for trips out of the town or County. The proposed development is not of a size or typology that will affect the vitality or viability of the Core Retail Area of Newbridge.

### 5.4.4 Movement and Transport

Map Ref 2 'Movement Objectives' of the LAP indicates that there is a Movement Objective indicatively shown across the subject site. This objective forms part of the NSORR that will run from the R445 at Little Connell to the R416 Athgarvan Road at Kilbelin, including a future crossing over the River Liffey.

Other relevant policies and objectives include.

- *GMO 2: That all development proposals would promote walking and cycling modes in Newbridge by ensuring consistency with the relevant measures contained in Chapter 9 of the Draft Transportation Strategy for the Greater Dublin Area 2011–2030 (or as amended) during the period of this plan.*
- *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).*
- *GMO 13: To encourage and seek the provision of landscaped pedestrian and cycle links between and within residential estates and between residential areas, the town centre, industrial areas and the railway station.*

- *SRO 5: To seek the construction of the following transport links, subject to environmental and conservation considerations, as identified on Maps 2 and 7 and to preserve these routes free from development:*
  - a) The Southern Relief Road from the R445 at Littleconnell (A) to the R416 Athgarvan Road at Kilbelin (B), including a new crossing over the River Liffey.*
  - b) A link from the L7042 Green Road (C) to the L7037 Standhouse Road (E), including a new junction with the R445 Ballymany Road (D).*
  - c) To prioritise the delivery of a link road/ street from Military Road (P) to the Southern Relief Road (Q).*
  - (d) A link from the L7036 Morristownbiller Road (F) to the R416 Milltown Road (G).*

*The design of these transport links shall be in accordance with the Design Manual for Urban Roads and Streets (DMURS).*

In accordance with Policy SRO 5, it is proposed to construct a c.350 metre section of the Relief Road that will connect to the existing roundabout on Great Connell Road. The scheme incorporates a development-free reservation to facilitate a future connection to the segment of the NSORR permitted under ABP Ref. 302141-18. A planning application is currently being prepared in consultation with KCC for the provision of the remaining section of the NSORR, including a new bridge over the River Liffey. Pre-Planning consultation has been held with the Planning Authority regarding this proposal and it is envisaged that a planning application for these works will be lodged to Kildare County Council in Q2 of 2022.

As per Policy GMO 2 of the LAP, walking and cycling is prioritised in scheme through the provision of footpaths, cycle paths and bicycle stands. The layout of the scheme facilitates connectivity to the north and south, which further promotes a shift away from the private car. Proposed pathways will be landscaped and passively surveilled, in accordance with GMO 13. To improve the pedestrian environment and connectivity in the vicinity of the site it is proposed to upgrade the existing Great Connell Roundabout to a signalised junction.

In accordance with Policy GMO 10, the proposed works accord with the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

#### **5.4.5 Infrastructure**

Section 7.8 'Water, Drainage and Environmental Services' of the LAP states that it is an objective to upgrade the existing trunk sewer in the townland of Great Connell (WW05). This sewer traverses the site, and there is an existing wayleave to protect this area free from inappropriate development. Other relevant policies and objectives include the following.

- *WS 3: To preserve free from development the way leaves of all public water mains.*
- *WS 4: To ensure that all new developments in Newbridge utilise and connect to existing water infrastructure.*
- *WS 7: To ensure that planning applications have regard to any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.*

- *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.*
- *WW 2: To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.*
- *WW 4: To preserve free from development the wayleaves of all public sewers.*
- *WW 7: To ensure that the necessary drainage facilities to serve the needs of all development are provided.*
- *WWO5: To upgrade the existing trunk sewer in the townland of Great Connell.*
- *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 (GDSDS) for treating and controlling the discharge of surface water from developments.*
- *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.*
- *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.*

There are two wayleaves across the site, which relate to the recently constructed 900 mm foul sewer and an existing 450 mm sewer. In accordance with WS3 and WW4 of the LAP, it is proposed to retain the wayleave for the new 900mm sewer free from development. It is proposed to divert with existing 450mm pipe along the proposed roads, before connecting it to the 900 mm line.

The proposed water infrastructure at the site has been designed by Punch Consulting Engineers in accordance with all relevant guidelines and include separate foul and surface water systems as per WW2. In accordance with WS 4, the proposed foul water system connects to the existing infrastructure in the vicinity.

In accordance with Policies SW 1 and SW 4 the site-specific surface infrastructure incorporates SuDS features into the scheme, including permeable paving and engineered swales. A combination of below ground and above ground attenuation storage is proposed, and all surface water is passed through an oil/petrol/silt interceptor prior to discharge.

#### **5.4.6 Flood Risk**

Map Ref. 3 'Strategic Flood Risk Assessment' of the LAP illustrates that the subject site is within an area where Site Specific Flood Risk Assessment is required. The relevant policies and objectives in the LAP include:

- *FRA 1: To apply the general policies, requirements and objectives contained in Chapter 7 (Water, Drainage and Environmental Services) of the Kildare County Development Plan for the purpose of ensuring that flood risk management is fully integrated into the Newbridge Plan.*
- *FRA 2: To implement the requirements of the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009) and the Newbridge SFRA in the carrying out of functions during the period of the Plan and to update the SFRA for Newbridge as appropriate.*

- *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).*
- *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.*
- *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 (GSDS) for treating and controlling the discharge of surface water from developments.*

In accordance with policies FRA 3 and 4, a Site Specific Flood Risk Assessment has been prepared by JBA in accordance with relevant guidelines and in consultation with the planning authority. The SSFRA has been the subject of an independent peer review and audit undertaken by Arup Consulting Engineers. The peer review has validated the methodology and findings of the JBA SSFRA.

In accordance with FRA 5 the proposed development includes SUDS features for treating and controlling surface water from the site.

#### **5.4.7 Archaeological and Natural Heritage**

Map Ref. 6 'Green Infrastructure' indicates that the hedgerow at the southern boundary of the subject site is a 'Key Hedgerow'. In deference to this designation, this hedgerow is to be maintained and incorporated into the landscape strategy for the site. In addition, it is proposed to protect and maintain several mature trees within the site, and to maintain and supplement the existing vegetation at the River Liffey.

Map Ref. 5 'Natural & Archaeological Heritage' of the LAP indicates that there is a section of 'Trees for Protection' on lands to the southwest of the subject site. The trees described as 'Trees along west bank of River Liffey on Athgarvan Road' do not occur within the subject site and therefore will not be impacted upon by the proposed development.

The LAP does not identify any Protected Structures or Archaeological features within the subject site. Adopting a precautionary approach, archaeological testing was undertaken across the subject site by Martin E. Byrne, under DCHG licence No: 21E0106, and is submitted herewith.

Other relevant policies and objectives include the following.

- *NH 2: To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats may include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish. Once a locally important habitat has been identified it shall be surveyed to establish its significance and a site-specific conservation plan prepared to establish development guidelines for the area.*
- *NH 5: To conserve and protect the natural habitats in the local river systems. In this regard planning applications must;*

- (a) Identify all ecological habitats and corridors, which are present on the proposed development lands (including hedgerows and masonry stone walls) that are likely to be affected by the development proposal.*
- (b) Identify any losses to these habitats and corridors, which would result if the application in question was granted*
- (c) Show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors*
- (d) Show that habitat loss will either be offset should the application be granted or is not locally important to the area*
- *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.*
  - *NH 13: To promote and support opportunities for enhancement of local biodiversity features, where appropriate.*
  - *NH 14: To implement measures to control and manage alien/invasive species (e.g. Japanese Knotweed, Giant Hogweed, etc.) and noxious weeds (e.g. Ragwort, thistle, dock, etc.) within the Newbridge area.*
  - *NH 15: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. In all instances however a minimum buffer of 15 metres of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitats. In the event of lighting being proposed along river corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.*
  - *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 5: To ensure all planting within developments is of native species.*
  - *GI 8: To ensure key hedgerows, identified on Map 6, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.*
  - *OS 4: To extend and develop a linear park along both sides of the River Liffey from Tankardsgarden to the M7 Motorway and to continue the development of the riverside park system in accordance*

*with the objectives outlined in Liffey Valley Park, Newbridge Report and the Liffey Valley Strategy 'Towards a Liffey Valley Park.*

To accord with Policies NH 2, 5 and 13, G1 and G18, the proposed development has been designed around the existing habitats at the River Liffey, existing Key Hedgerows and mature trees. These areas of green infrastructure will be protected, maintained and supplemented as part of the proposed development. As per G1 5, the proposed landscaping scheme utilises native species, and in accordance with NH14, invasive species found at the site (Himalayan Balsam) will be controlled as outlined in the CEMP prepared by OCM submitted herewith.

In accordance with NH 15 and OS4, the subject site includes 8.31 hectares of open space adjoining the River Liffey that will act as a buffer for wildlife and vegetation. In accordance with Section 7.11.6 of the LAP, this area will be maintained free from residential development, and will accommodate an area of supplementary planting, footpaths, and compensatory flood storage. The proposed residential development fronts onto this amenity area to facilitate passive surveillance. It is envisaged that this area will contribute to a wider Liffey Valley linear park.

In accordance with Policy NH 8, the proposed development has been screened for Appropriate Assessment and an EIAR is submitted herewith. These reports are supported by numerous surveys and assessments undertaken by suitably qualified competent experts.

#### **5.4.8 Statement of Consistency**

It is submitted that the proposed development is generally consistent with the policies and objectives of the LAP. Inconsistencies that could be determined to constitute a material contravention of the LAP have been identified, and these are addressed in the Material Contravention Statement submitted herewith.

### **5.5 Draft Kildare County Development Plan 2023-2029**

The Draft Kildare County Development Plan 2023-2029 went on display 14 March 2022 and will remain on display until 24 May 2022.

In the Draft Plan, Newbridge retains its status as a Self-Sustaining Growth Town, and Level 2 centre in the Retail Hierarchy. Table 2.8 'Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028' of the Draft Plan sets a Housing Target of 1,061 no. new units in the town between 2023 and 2028 to house a population increase of 2,917 no. persons. This table includes a Target Residential Density of between 35 to 50 units per hectare for development on Residential Zoned Land.

The status of Newbridge remains unchanged in the Draft Plan.

## **6 SITE PLANING HISTORY**

### **6.1 Subject Site**

A summary of recent planning history is provided below:

**Reg. Ref. 051564, ABP Ref. PL09.218894:** On the 10 July 2006 KCC decided to refuse planning permission for the development of a two-storey above basement level commercial/community centre comprising; car parking and service areas at basement level; four shops, a pharmacy and a restaurant at

the ground floor; and five offices and two no. two-bed apartments at the first floor. This decision was appealed to the Board by the first party. On the 16 February 2007, An Bord Pleanála upheld the planning authority's decision and refused planning permission for the development on the basis that it would have been premature pending the Council's determination on the layout of the NSORR

**Vacant Site Levy Refs. VS012, ABP Ref. VV09.303065, and Ref. VS013, ABP Ref. VV09.303069:** On 26 October 2018 the Council issued notices under section 7(3) of the Urban Regeneration and Housing (URH) Act 2015 act informing the landowner that the site had been entered on the Vacant Sites Register. These decisions were appealed, concurrently, to An Bord Pleanála. On 14 October 2019, the Board decided that the site was not a vacant site within the meaning of the Act and issued notice to the Planning Authority to cancel the entry on the Vacant Sites Register.

In their assessment, the Board's inspector found that the objective to provide a relief road across the site would not prevent or delay the provision of housing on the site. They found that the completion of the relief road is not a prerequisite for development of the site. It is stated that development at the site should be compatible with the future provision of a relief road at the site, as is provided under Ref. ABP-302141-18 on the opposite side of the river.

The Inspector found that the site was not a vacant site for the purposes of the Act due to deficiencies in the foul sewerage system between 27<sup>th</sup> October 2017 and 26<sup>th</sup> October 2018, which meant that the site was not served by the public infrastructure and facilities necessary to enable housing to be provided at that time.

These deficiencies in the foul water system have now been remedied, as evidenced by the Confirmation of Feasibility received from Irish Water dated 28 January 2021.

## 6.2 Adjoining Lands

Permission was granted on 31 October 2018 on lands to the southwest of the site, on the opposite side of the River Liffey, for 343 no. units under ABP Ref. 302141-18. This development comprises: 60 no. apartments and 283 no. houses and is currently under construction. This scheme also includes a section of the NSORR.

Recent applications of note in the vicinity of the site include the following;

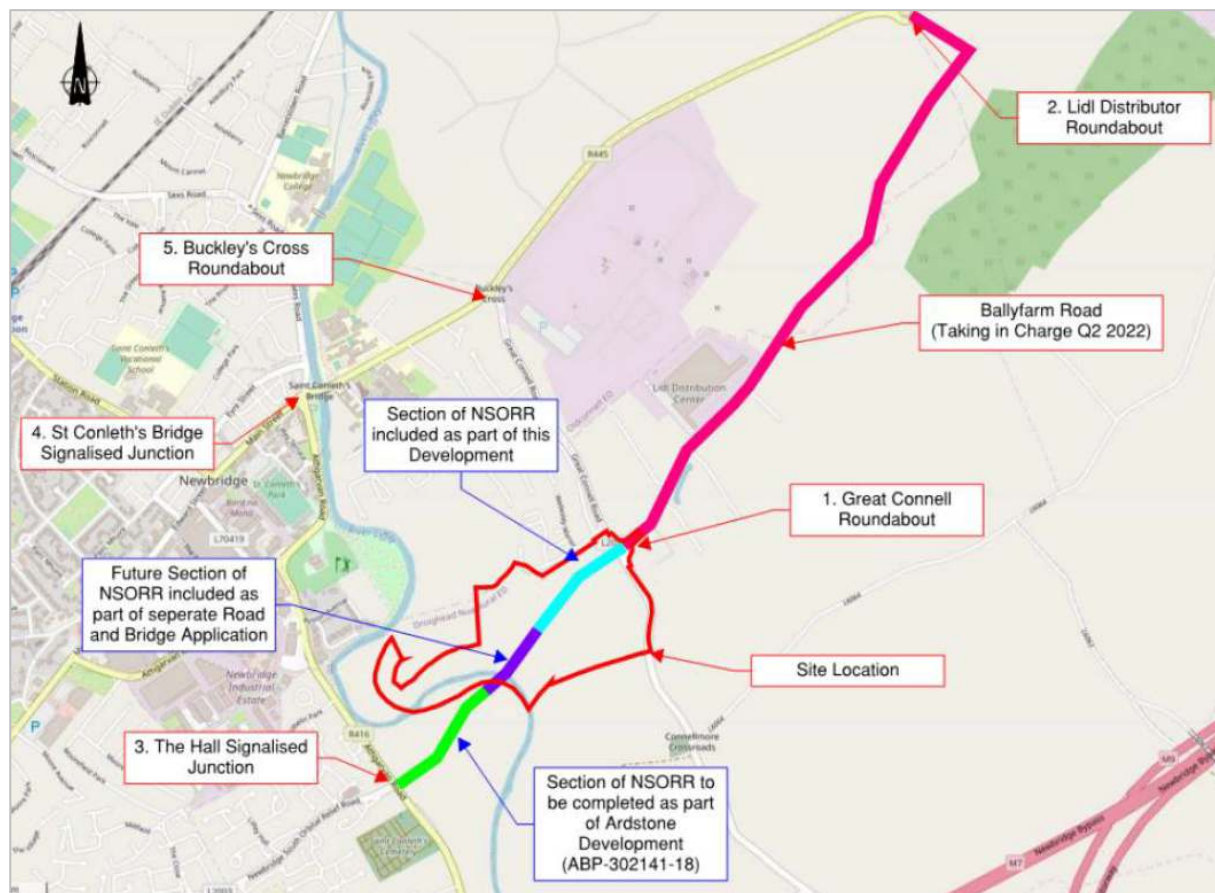
- **KCC Reg. Ref. 20259:** On 17 September 2020 planning permission was granted to Alder Clover Limited for the change of use of the former Lidl distribution centre to a beverage manufacturing facility of 34,191 sqm.
- **KCC Reg. Ref. 211248:** On the 25 November 2021, planning permission was granted to Barola Capital DAC for a Distribution Warehouse, Ancillary Office Accommodation and Ancillary Buildings with a cumulative gross floor area (GFA) of c.64,550sqm at a 15.42ha site. This application was accompanied by an EIAR.
- **KCC Reg. Ref. 211780:** On 17 December 2021 Murphy Ireland International Ltd. lodged an application for 2 no. manufacturing sheds within their existing premises.

## 7 TRAFFIC AND TRANSPORT

## 7.1 Statement on Traffic & Transportation Issues

A Traffic and Transport Assessment (TTA) is submitted herewith. The TTA quantifies the existing transport environment and to detail the results of assessment work undertaken to identify the potential level of any transport impact generated as a result of the proposed development.

**Figure 7.1.1 Excerpt from the TTA showing the Junctions and Works Assessed.**



To inform the assessment, a classified turning count traffic survey of the below listed junctions was completed by IDASO on Wednesday the 10 November 2021. To estimate the vehicle trip generation from the proposed development both the current Trip Rate Information Computer System (TRICS) data and the trip rates from the adjoining SHD scheme (Planning Reference: ABP-302141-18) were utilised, and the highest value was taken to present the worst-case scenario. Trip rates for the proposed Neighbourhood Centre were extracted from TRICS.

Junction analysis and capacity analysis was undertaken for five junctions in the vicinity of the subject site as follows:

- Great Connell Roundabout
- Lidl Distributor Roundabout
- The Hall / R416 Athgarvan Road / New NSORR (East) Signalised Junction.
- St. Conleth's Bridge Signalised Junction
- Buckley's Cross Roundabout



For the purposes of this assessment, the opening year of the scheme was assumed to be 2024 and the design year is 2039. The TII Link Based Growth Rates applied to the survey data to generate the future traffic projections. Three scenarios were assessed, each with and without development and in the openings and design years.

- A.** No section of the NSORR open – current day scenario<sup>8</sup>
- B.** Only Ballyfarm Road section of NSORR open (delivery Q2 2022)
- C.** NSORR fully complete

This assessment concluded that the Great Connell Roundabout and the Lidl Distributor Roundabout operate within their design capacity in all scenarios. The Hall Signalised Junction operates within capacity except where the NSORR is fully complete (scenario C), due to the redistribution of traffic on the network. St. Conleth's Bridge Signalised Junction and Buckley's Cross Roundabout are currently operating above capacity. The provision of the Ballyfarm Road (scenario B) releases capacity in the Buckley's Cross junction, and the provision of the future NSORR releases capacity in both junctions in certain scenarios. The assessment establishes that the proposed development has low impact upon junctions assessed.

As noted, the Buckley's Cross roundabout junction currently operates above capacity at peak times. Correspondence from KCC is submitted with this application that confirms that KCC has approved a signalised junction upgrade of the Buckley's Cross junction. The upgrade will be undertaken by KCC on lands under its control utilising its powers. A contribution toward the upgrade has been agreed between the applicant and KCC. Given the certainty around the delivery of this upgrade, the signalised junction has been assessed in the TTA which establishes that the signalisation of the junction brings the junction within design capacity for most scenarios, and within the norms of an urban environment.

### **7.1.1 Pedestrian & Cycle Linkages**

The proposed development is designed to promote sustainable transport modes such as cycling and walking. The development will connect to the existing footpaths on the Great Connell Road and provides footpaths along all proposed roadways and within the landscaped open spaces. It is proposed to provide off road cycle paths along the NSORR and the primary roads within the scheme. As part of the proposed development, the existing Great Connell Roundabout will be replaced with a signalised junction which will improve the permeability and safety of this junction for pedestrians and cyclists.

To facilitate connectivity, and to enhance permeability across this area, this proposed development incorporates potential vehicular linkages to Wellesley Manor in the north and the undeveloped lands south. The scheme facilitates two future pedestrian and cyclist connections to the Wellesley Manor development to the north, in the vicinity of the proposed neighbourhood centre.

### **7.1.2 Public Transportation**

Newbridge is well served by public transportation. The subject site is within a 2.5 km radius of the train station, which is served by the Dublin to Kildare/Portlaoise, Dublin to Cork/Limerick/Tralee, Dublin to Waterford, Dublin to Galway and Dublin to Westport/Ballina routes. Existing bus stops in Newbridge are primarily on the R445 (within 1 km of the site) and the town is served by Routes 126 (between Kildare and Dublin), 129 (between Avondale Drive and Roseberry Hill), 726 (Between Laois Shopping Centre and

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<sup>8</sup> It is of note that the Ballyfarm Road is to be Taken in Charge by the Council Q2 2022. This section of the NSORR will therefore be delivered prior to the operation of the proposed development. This assessment has been included in the TTA for information purposes only.

Dublin Airport) and 826 (Between Dublin and Naas General Hospital). The South Kildare Community Transport offers a local service (Route 883) between Athy and Newbridge.

It is proposed to provide a bus stop on the section of NSORR within the subject site, and it is envisaged that this stop will become part of the existing bus service routes.

### **7.1.3 Scope**

The TTA was prepared in consultation with the Kildare County Council Roads, Transportation & Public Safety Department. The assessment has been carried out in accordance with TII's Traffic and Transport Assessment Guidelines PE-PDV-02045 (May 2014) and makes reference to the Design Manual for Urban Roads & Streets (DMURS).

## **7.2 Statement of Consistency with Design Manual for Urban Roads & Streets**

A statement on consistency of the proposed scheme with the Design Manual for Urban Roads and Streets has been prepared by Punch Consulting Engineers and is submitted herewith.

## **APPENDIX A**

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### **EXTRACT FROM CORRESPONDENCE SUBMITTED TO KCC IN RESPECT OF PART V**



The Senior Administrative Officer,  
Planning Department,  
Kildare County Council,

8 April 2022

Dear Sir/Madam,

**Re:** The proposal is for a Residential Development on a site of at Great Connell Newbridge Co Kildare. The proposal consists of the development of 569 dwellings.

#### PART V PROPOSAL FOR PLANNING APPLICATION VALIDATION

We are instructed by our client to submit the following proposal as part of the above application for compliance with the provisions of Part V of the Planning and Development Act 2000 (as amended) and the Planning & Development Regulations, 2001 (as amended).

The revised provisions for compliance with Part V under Section 96 of the Act are as follows:

- I. The transfer, to the Planning Authority of the ownership of part(s) of the land (20%) subject of the application, to be reserved for the provision of social housing.
- II. the building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement,
- III. the transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement
- IV. the grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the functional area of the Planning Authority, of such number and description as may be specified in the agreement
- V. a combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application subject to Section 96 of the Act. It states the following:

*"in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including-*

- (i) *details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and*
- (ii) *details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an*

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*appropriate share of any common development works as required to comply with the provisions in Part V of the Act"*

In relation to Article 22(2)(e)(i) of the regulations above we note that the applicant proposes the building and transfer of **114** no. units on the site to satisfy the current Part V legislation.

These units are identified on the attached site plan.

In relation to (ii) above the applicant has calculated the cost of each of these unit based on the following attributable costs:

- Land Costs (including Land price, stamp duty & Cost of acquisition),
- Design & planning fees (including architecture, engineering, landscaping, planning, QS, surveys, planning application fees, levies, fire, archaeology, Homebond, etc.)
- Construction & Infrastructure costs (including for share of common development works, services connections, etc.)
- Finance Costs
- Marketing and sales costs
- Other costs (e.g. audit, project management, contingencies)
- Profit
- Cash Flow (banks loans, etc.)

Based on the above attributable costs our client has estimated the average cost of each unit will be as per table below:

Element	1 bed shared access apartment	1 bed own door apartment	2 bed shared access apartment	2 bed own door apartment	3 bed house	3 bed shared access apartment	3 bed own door duplex apartment	3 bed own door apartment	3 bed house	4 bed house	Total
Number of Units	24	16	6	24	22	2	27	2	14	2	114
Plot Area	86.8	86.8	82	83.2	89.2	114	112.8	112.8	117.6	246.2	978.2
Total including vat	€213,820	€235,889	€339,412	€298,658	€281,882	€433,881	€360,569	€360,569	€342,398	€404,880	
Cost / sqm (incl vat)	€4,569	€5,040	€4,139	€3,581	€3,166	€3,806	€3,197	€3,197	€2,912	€2,769	
Cost / sqm (incl vat excl vat & Site)	€4,244	€4,715	€3,954	€3,493	€2,990	€3,672	€3,062	€3,062	€2,782	€2,665	

Full details of the calculations will be assessed with the Housing Department of Kildare Co Council following a grant of permission and associated Part V condition.

Yours sincerely

Michael Walsh  
Walsh Associates



Residential Development Great Connell Newbridge Co Kildare

walshassociates

Element	1 bed shared access apartment	1 bed own door apartment	2 bed shared access apartment	2 bed own door apartment	2 bed house	3 bed shared access apartment	3 bed own door duplex apartment	3 bed own door apartment	3 bed house	4 bed house
Number of Units	14	16	6	24	12	2	22	2	14	2
Floor Area	46.8	Ave 46.8	82	81.2	89.2	114	112.8	112.8	117.6	146.2
Substructures	€10,000	€10,000	€12,500	€12,500	€12,000	€15,000	€10,000	€10,000	€15,000	€19,000
Superstructures	€70,200	€84,240	€147,600	€121,800	€111,500	€205,200	€163,560	€163,560	€147,000	€182,750
External Works	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000
Site Development Works	€28,000	€28,000	€28,000	€28,000	€28,000	€28,000	€28,000	€28,000	€28,000	€28,000
Abnormal Costs (See below)	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608
Indirect Project Costs	€12,081	€13,485	€20,071	€17,491	€16,411	€26,081	€21,417	€21,417	€20,261	€24,236
Sub Total	€132,889	€148,333	€220,779	€192,399	€180,519	€286,889	€235,585	€235,585	€222,869	€266,594
Professional Fees	€13,289	€14,833	€22,078	€19,240	€18,052	€28,689	€23,558	€23,558	€22,287	€26,659
Other Costs	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000
Irish Water	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000	€6,000
Finance Costs	€11,643	€12,940	€19,025	€16,642	€15,644	€24,579	€20,269	€20,269	€19,201	€22,874
Builders Profit	€9,967	€11,125	€16,558	€14,430	€13,539	€21,517	€17,669	€17,669	€16,715	€19,995
Land - Existing Use Value	€8,601	€8,601	€8,601	€8,601	€8,601	€8,601	€8,601	€8,601	€8,601	€8,601
Sub Total	€55,499	€59,499	€78,262	€70,912	€67,835	€95,385	€82,097	€82,097	€78,804	€90,128
Vat @ 13.5%	€25,432	€28,057	€40,371	€35,547	€33,528	€51,607	€42,887	€42,887	€40,726	€48,158
Total Including vat	€213,820	€235,889	€339,412	€298,858	€281,882	€433,881	€360,569	€360,569	€342,398	€404,880
Cost /sqm (incl vat)	€4,569	€5,040	€4,139	€3,681	€3,160	€3,806	€3,197	€3,197	€2,912	€2,769
Cost / sqm (Excl abnormal & vat)	€4,244	€4,715	€3,954	€3,493	€2,990	€3,673	€3,062	€3,062	€2,782	€2,665
Breakdown of Abnormals										
New Distributor Road	€3,515	€3,515	€3,515	€3,515	€3,515	€3,515	€3,515	€3,515	€3,515	€3,515
Demolitions of Existing	€281	€281	€281	€281	€281	€281	€281	€281	€281	€281
Overhead Lines	€527	€527	€527	€527	€527	€527	€527	€527	€527	€527
Flood Mitigation	€1,406	€1,406	€1,406	€1,406	€1,406	€1,406	€1,406	€1,406	€1,406	€1,406
Great Connell & Buckleys Roundabout	€879	€879	€879	€879	€879	€879	€879	€879	€879	€879
Total Abnormals	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608	€6,608



## **APPENDIX B**

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### **POLICIES AND OBJECTIVES OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023**





List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
<b>Kildare County Development Plan: Variation No. 1</b>			
CS 1 Provide new housing in accordance with the County Settlement Hierarchy.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth. In this way, this proposed development provides housing in an appropriate urban location, in accordance with the settlement hierarchy.
CS 2 Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.	Y	N	Please refer to the Material Contravention Statement
CS 4 Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.	Y	Y	Subject site is within the boundary of Newbridge (designated Self-Sustaining Growth town), adjoining and containing existing development
CS 5 Support the development of the identified Key Towns of Naas and Maynooth and the Self-sustaining Growth Towns of Leixlip and Newbridge as focal points for regional critical massing and employment growth	Y	Y	Sustainable residential density of 35.6 units per ha is achieved at the subject site.
CS 7 Promote targeted 'catch up' investment to support self-sustaining local employment, and in services, sustainable transport and amenities in places that have experienced rapid commuter driven population growth	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre.
CS 8 Address commuting patterns by building up the local economy to a more sustainable level by promoting self-sustaining employment-based development opportunities in settlements to provide for employment growth for the existing population in order to reverse commuting patterns.	Y	Y	Commercial units in a range of sizes in the proposed neighbourhood centre. The proposed neighbourhood centre is designed to meet the daily needs of the local population.

CS 16 Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the implementation of the Climate Resilient Kildare: Climate Change Adaptation Strategy 2019 – 2024 in conjunction with all relevant stakeholders. Ensure that climate action considerations are integrated into land use planning and aid the transition to a climate resilient low carbon society, promoting and maximising the most efficient and sustainable use of land.	Y	Y	Site infrastructure is designed to accommodate changes arising because of climate change. Site design seeks to support sustainable transport modes through provision of connected footpaths and cycle paths.
SS 1 Manage the county's settlement pattern in accordance with the population and housing unit allocations set out in the RSES, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.	Y	N	The proposed development, in cumulation with other proposed developments in Newbridge, will exceed the core strategy allocation for the town up to 2023. Please refer to the Material Contravention Statement prepared by DBCL.
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.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth.
SS 3 Ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.	Y	Y	The subject site is zoned for New Residential Development under the LAP with an objective to provide a neighbourhood centre to meet the needs of the local population.

SS 5 Implement through appropriate policies the principles and guidance set out in: (i) The National Planning Framework (2018) and the Eastern & Midland Regional Spatial & Economic Strategy 2019-2031 (2019). (ii) The Sustainable Residential Development in Urban Areas, DEHLG (2009) and accompanying Urban Design Manual-A Best Practice Guide (2009), and: (iii) The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) and the Urban Development and Building Heights: Guidelines for Planning Authorities (2018), in the preparation and review of town, village and settlement plans.	Y	Y	Please refer to the Planning Report and Statement of Consistency.
SO 1 Support the sustainable long-term growth of the Key Towns (Naas and Maynooth) and the area to the north-east of the county located within the MASP and zone additional lands, where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth. In this way, this proposed development provides housing in an appropriate urban location, in accordance with the settlement hierarchy.
SO 4 Ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy set out in Table 3.1. Due regard will be given to the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009), the accompanying Urban Design Manual – A Best Practice Guide (2009), Urban Development and Building Height Guidelines (2018) and the Urban Design Guidelines contained within Chapter 15 of this Plan.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency.

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).	Y	Y	Subject site is within the boundary of Newbridge, and immediately adjoins existing development. The site itself is partially brown field, and contains 2 no. dwellings and former agricultural sheds.
<b>Kildare County Development Plan: Volume 1</b>			
<b>1. Introduction &amp; Strategic Context</b>			
None			
<b>2. Core Strategy</b>			
CS 9 Promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating employment, community, leisure, recreational and cultural facilities having regard to the quality of the environment, including the natural environment, landscape character and the archaeological and architectural heritage.	Y	Y	The proposed development accommodates residential development and a neighbourhood centre to serve the local population. The scheme incorporates landscaped open spaces and amenity areas
CS 10 Ensure that developments are accessible to and meet the needs of all individuals and local community groups.	Y	Y	The scheme is designed to promote connectivity and accessibility. Please refer to the Design Statement prepared by O'Flynn Architects.
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.	Y	Y	The scheme incorporates landscaped open spaces and recreational areas. Please refer to the Landscaping Strategy prepared by TBS.
CS 12 Protect and conserve the natural environment.	Y	Y	An Environmental Impact Assessment Report is submitted herewith.
CS 13 Protect and conserve nationally important and EU designated sites.	Y	Y	A Natura Impact Statement is submitted herewith.

CS 14 Promote and enhance biodiversity throughout the county.	Y	Y	The site has been the subject of ecological surveys to inform the EIAR and NIS.
<b>3. Settlement Strategy</b>			
<b>4. Housing</b>			
HSO 1 Secure the implementation of the Housing Strategy 2017-2023.	Y	N	The proposed development, in cumulation with other proposed developments in Newbridge, will exceed the core strategy allocation for the town up to 2023. Please refer to the Material Contravention Statement prepared by DBCL.
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.	Y	Y	Part V housing proposed. Refer to drawing 'Site Layout Showing Proposed Part V Units' prepared by O'Flynn Architects
HSO 3 Increase the stock of social housing within the county in order to meet the long term housing needs of those households on the local authority housing list.	Y	Y	Proposed Part V housing prepared in consultation with Kildare County Council. Refer to drawing 'Site Layout Showing Proposed Part V Units' prepared by O'Flynn Architects
HSO 4 Promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing within all Municipal District Areas of the county.	Y	Y	Proposed Part V housing prepared in consultation with Kildare County Council. Refer to drawing 'Site Layout Showing Proposed Part V Units' prepared by O'Flynn Architects
HSO 5 Build and support the delivery of new housing appropriate to the needs of the county in terms of the demand for social housing, the needs of older people, homeless people, students, people with disabilities and the Traveller community.	Y	Y	The scheme is designed to promote accessibility and incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.

HSO 6 Meet the county's housing need for social housing provision through a range of mechanisms, including Part V of the Planning and Development Act 2000 (as amended), a social housing building programme, acquisition, leasing, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock.	Y	Y	Proposed Part V housing prepared in consultation with Kildare County Council. Refer to drawing 'Site Layout Showing Proposed Part V Units' prepared by O'Flynn Architects
HSO 8 Ensure that an appropriate mix of housing types and sizes is provided in each residential development.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
HU 1 Seek to ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county as set out in the Core Strategy.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth. In this way, this proposed development provides housing in an appropriate urban location, in accordance with the settlement hierarchy.
HUO 1 Ensure that sufficient and appropriately located land is zoned to satisfy development needs within the county, in compliance with the Core Strategy and Settlement Strategy set out in this Plan.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth. In this way, this proposed development provides housing in an appropriate urban location, in accordance with the settlement hierarchy.
HC 1 Support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.	Y	Y	Newbridge is designated Self- Sustaining Growth Town for sustainable urban growth. In this way, this proposed development provides housing in an appropriate urban location, in accordance with the settlement hierarchy.
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.	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects and the Planning Report and Statement of Consistency.

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.	Y	Y	Sustainable residential density of 35.6 units per ha is achieved at the subject site. Higher densities are provided within the site at appropriate locations adjoining the Great Connell Road and the proposed section of the distributor road.
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.	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects and the Planning Report and Statement of Consistency.
HCO 4 Require the submission of a design statement with planning applications that incorporate 10 or more residential units.	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects.
HD 1 Ensure that all new residential development within the county is of high quality design and complies with Government guidance on the design of sustainable residential development and urban streets.	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects and the Planning Report and Statement of Consistency
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).	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects and the Planning Report and Statement of Consistency
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).	Y	Y	Please refer to the Architectural Design Statement Prepared by O'Flynn Architects, the Planning Report and Statement of Consistency and the DMURS statement prepared by Punch.

HDO 3 Encourage appropriate design and densities for new residential development while recognising the need to protect existing residential communities and the established character of the area. Where appropriate, local area plans may incorporate additional guidance in the form of design briefs for important, sensitive or larger development sites.	Y	Y	Sustainable residential density of 35.6 units per ha is achieved at the subject site. Higher densities are provided within the site at appropriate locations adjoining the Great Connell Road and the proposed section of the distributor road.
LD 1 Promote residential densities appropriate to its location and surrounding context.	Y	Y	Sustainable residential density of 35.6 units per ha is achieved at the subject site. Higher densities are provided within the site at appropriate locations adjoining the Great Connell Road and the proposed section of the distributor road.
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).	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
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).	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
MD 1 Ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the county in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual to support a variety of household types.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
MDO 1 Require that new residential developments provide for a wide variety of housing types, sizes and tenures.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.



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.	Y	Y	The scheme incorporates as range of housing types. Please refer the Planning Report and Statement of Consistency
SN 1 Seek to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
SN 2 Support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people for independent living, semi independent living and assisted living.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
SN 3 Provide for and facilitate the provision of accommodation to meet the needs of older people and to encourage the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations and to integrate such housing with mainstream housing.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
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.	Y	Y	The scheme incorporates as range of housing types. Please refer to the Design Statement prepared by O'Flynn Architects.
SNO 9 Facilitate the provision of purpose built standalone dwellings within mixed schemes for people with special needs in conjunction with voluntary groups and other agencies.	Y	Y	The proposed development accommodates a range of detached and adaptable housing types that can be adapted to meet the needs of residents.

DL 1 Promote a high quality of design and layout in new residential developments and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency prepared
DLO 1 Create high quality living environments for residents in terms of individual dwelling units and the overall layout, design and function of the developments through the implementation of the standards set out in Chapter 17 Development Management Standards and the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the companion Urban Design Manual – A Best Practice Guide (2009) and the Design Standards for New Apartments Guidelines for Planning Authorities (2015).	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
DLO 2 Promote new residential developments that take account of energy efficient and renewable energy opportunities.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report
DLO 3 Support dwellings that are designed to be sufficiently adaptable to enable people to live comfortably through different stages of their lives and changing household needs.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report
DLO 4 Promote the carrying out of basic habitat assessments to inform the design of new developments in order to ensure that proposals for development integrate the protection and enhancement of green infrastructure, biodiversity and landscape features (including trees and hedgerows) where possible and minimise adverse impacts on existing habitats (whether designated or not), by including mitigation and/or compensation measures, as appropriate.	Y	Y	The site has been the subject of ecological surveys to inform the EIAR and NIS. Please refer to the arborists report, and the landscaping strategy submitted.

DLO 5 Develop typologies for adaptable housing types that meet the life cycle needs of communities having regard to CSO sociodemographic data.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report
OS 1 Ensure that all dwelling units have access to high quality, functional private open space that is carefully integrated into the design of new residential developments.	Y	Y	All units have been designed with the required quantity of private open space. Please refer to the Planning Report and Statement of Consistency
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).	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
PS 1 Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that enhances the visual character, identity and amenity of the area.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
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.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
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.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency

SR 1 Support sustainable residential development in established urban areas at appropriate locations, to support the ongoing viability of social and physical infrastructure and services, and to meet the future housing needs of the county. Standards in relation to residential development in established urban areas are set out under Chapter 17 of this Plan.	Y	Y	Please refer to the Architectural Design Statement Prepared by O Flynn Architects and the Planning Report and Statement of Consistency
SRO 1 Encourage the consolidation of existing settlements through well designed infill developments in existing residential areas, located where there are good connections to public transport and services and which comply with the policies and objectives of this Plan.	Y	Y	Subject site is within the boundary of Newbridge (designated Self-Sustaining Growth town), adjoining and containing existing development.
<b>5. Economic Development Enterprise &amp; Tourism</b>			
ECD 1 Facilitate and support the growth of the economy in Kildare and the Greater Dublin Area in a sustainable manner, and in accordance with the RPGs economic strategy (or the forthcoming Regional Spatial and Economic Strategy).	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre.
ECD 2 Support and facilitate the economic development of the county in accordance with the economic development strategy of the County Development Plan, across a range of sectors. There will be a general presumption against development that would prejudice the achievement of the Economic Development Strategy.	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre.

ECD 5 (i) Promote and facilitate regional scale employment development as a priority in the Primary Economic Growth Centres of Maynooth and Leixlip/ Collinstown supported by Celbridge and Kilcock in the Metropolitan area; and Naas/Newbridge in the Hinterland area supported by Kilcullen and the Secondary Economic Growth Towns of Athy and Kildare. (ii) Recognise the supporting role of economic clusters (Celbridge and Kilcock to Maynooth and Leixlip, and Kilcullen to Naas and Newbridge) in the delivery of critical mass to deliver employment opportunities on a regional scale. (iii) To promote the development of the Moderate Sustainable Growth town of Monasterevin as a district employment centre. (iv) To promote small towns and villages as local employment centres where investment can be focused on creating additional employment opportunities that will sustain a local rural hinterland. (v) To promote rural economic development by adopting a policy framework that recognises the need to promote the long-term sustainable social and environmental development of rural areas, encourages economic diversification and facilitates the growth of rural enterprises.	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre.
ECD 6 Support and facilitate the development of an environment that fosters innovation, enterprise and entrepreneurship.	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre. These units have the potential to accommodate a range of commercial developments.
ECD 11 Encourage the provision of live-work units as part of mixed-use developments in appropriate locations (particularly at ground floor level) to provide accommodation for the creative sectors and small businesses and to facilitate home-working. Such development should be of suitable design so as to protect the amenity of adjacent residents.	Y	Y	Commercial units in a range of sizes to be accommodated in the proposed neighbourhood centre.

ECD 13 Facilitate home-working and innovative forms of working which reduce the need to travel.	Y	Y	The proposed development accommodates a range of adaptable housing types that can be adapted to meet the needs of residents working from home.
ECD 14 Encourage mixed-use settlement forms and sustainable centres, in which employment and residency are located in close proximity to each other and strategic multi-modal transport corridors, and to reduce long distance commuter trends and congestion.	Y	Y	The proposed neighbourhood centre will serve the local population and will therefore reduce long distance commuter trends and congestion.
ECD 22 Have regard to the following in the preparation of spatial plans and in assessing planning applications for new development, or the expansion of existing development involving hazardous substances: -- The Major Accidents Directive (SEVESO III, 2012/18/EU). -- Potential adverse impacts on public health and safety. -- HSA Technical advice. -- The need to maintain appropriate safe distances between residential areas, areas of public use and areas of natural sensitivity. -- The need to minimise risk to strategic infrastructure. -- The specialist advice of the Fire Authority.	Y	Y	The subject site is not located within the zone of consultation of any SEVESO III site.
ECD 46 Maximise opportunities for the use of canals and other waterways including the River Liffey and River Barrow as tourism and recreational amenities. In this regard the Council will co-operate with Waterways Ireland, National Parks and Wildlife Service and community groups to develop the infrastructure, quality and amenity of these waterways.	Y	Y	The proposed development includes footpaths and landscaping in the amenity lands adjoining the River Liffey to maximise the amenity value of this area.
ECD 49 Preserve the undeveloped sections of the Liffey Valley as a resource for tourism and to develop paths and walkways where appropriate, subject to environmental and other constraints and considerations.	Y	Y	The proposed development includes footpaths and landscaping in the amenity lands adjoining the River Liffey to maximise the amenity value of this area.

ECD 50 Reserve, where feasible, land adjacent to river banks and lakes for public access and to facilitate the creation of linear parks to accommodate walking/cycling routes.	Y	Y	The proposed development includes footpaths and landscaping in the amenity lands adjoining the River Liffey to maximise the amenity value of this area.
<b>6. Movement &amp; Transport</b>			
MT 2 Support sustainable modes of transport by spatially arranging activities around existing and planned high quality public transport systems.	Y	Y	The proposed development is arranged to provide higher density residential development at the junction of the Great Connell Road and the proposed link road.
MT 3 Influence people's travel behaviour and choices towards more sustainable options by working closely with relevant organisations in improving and accessing public transport facilities.	Y	Y	The scheme has been designed to facilitate connectivity and permeability for pedestrians and cyclists, to promote the modal shift away from the private car.
MT 4 Develop sustainable transport solutions within and around the major towns in the county that encourage a transition towards more sustainable modes of transport, whilst also ensuring sufficient road capacity for trips which continue to be taken by private vehicles.	Y	Y	The scheme has been designed to facilitate connectivity and permeability for pedestrians and cyclists, to promote the modal shift away from the private car.
MT 5 Prioritise the development of new urban distributor/link/arterial roads to provide access to new communities and employment development to support the economic development of the county.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road.
MT 7 Focus on improvements to the national, regional and local network that provide additional capacity in order to reduce congestion and provide for current and future demand.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road.
MT 8 Seek to address urban congestion with particular emphasis on facilitating improved bus transport movement and reliability and improved links to bus and railway stations.	Y	Y	The proposed development incorporates a bus stop in the c. 350 metres of the Newbridge Southern Outer Orbital Relief Road.

MT 9 Preserve free from development, proposed public transport and road corridors (including cycle corridors) where development would prejudice the implementation of projects identified by the TII, NTA, DTTS and KCC.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road. The remaining corridor for this route has been kept free from development.
MT 10 Provide better connectivity across the River Liffey, River Barrow, the canals and the railways.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road. The distributor road will traverse the River Liffey and connect to the section of road permitted under ABP Ref. TA09.302141.
MT 11 Focus on improvements to the local road and street network that better utilise existing road space and encourage a transition toward more sustainable modes of transport, while ensuring sufficient road capacity exists for trips which will continue to be taken by private vehicle.	Y	Y	The proposed development incorporates footpaths and cycle paths to facilitate a transition to sustainable modes of transport.
PT 8 Increase the catchment of public transport services by reducing walking and cycling distances through the implementation of Local Permeability Improvements.	Y	Y	The proposed development has been designed to increase permeability. Please refer to the Design Statement prepared by O'Flynn Architects.
WC 1 Prioritise sustainable modes of travel by the development of high quality walking and cycling facilities within a safe street environment.	Y	Y	The proposed development incorporates footpaths and cycle paths to facilitate a transition to sustainable modes of transport.
WC 2 Promote the development of safe and convenient walking and cycling routes.	Y	Y	The proposed development incorporates footpaths and cycle paths to facilitate a transition to sustainable modes of transport.
WC 3 Ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within the existing areas in order to maximise access to town centres, local shops, schools, public transport services and other amenities.	Y	Y	The proposed development incorporates footpaths and cycle paths to facilitate a transition to sustainable modes of transport.
WC 4 Ensure that all new roads and cycle routes implement the National Cycle Manual, with a focus on a high level of service for cyclists and encouraging a modal shift from car	Y	Y	The proposed development incorporates cycle paths, designed in accordance with the Guidelines and standards, to facilitate a transition to sustainable modes of transport.



to cycling.			
WC 5 Identify new walking and cycling routes and linkages on all sites where new development is proposed and to ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists.	Y	Y	The proposed development incorporates footpaths and cycle paths to facilitate a transition to sustainable modes of transport.
WC 6 Ensure that all roads in existing and new developments are designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets 2013, the NTA National Cycle Manual and other appropriate standards.	Y	Y	Please refer to the DMURS statement of consistency prepared by Punch.
WC 8 Require the provision of secure cycle parking facilities in towns, at public service destinations and in all new residential and commercial developments.	Y	Y	The proposed development accommodates 732 no. bicycle spaces to serve the residential population and the proposed commercial development.
WCO 6 Provide secure cycle parking facilities in public areas in towns and at public service destinations.	Y	Y	The proposed development accommodates 732 no. bicycle spaces to serve the residential population and the proposed commercial development.
WCO 8 Actively support the implementation of the National Cycle Policy Framework, with a focus on encouraging a modal shift from vehicular to cycling modes.	Y	Y	The proposed development accommodates cycling infrastructure to facilitate a modal shift to cycling modes.
RS 1 Ensure ongoing competitiveness and the efficient movement of people and goods in the county through the improvement and expansion of the road and street network within the county to support economic development and provide access to existing communities, new communities, employment areas and development.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road.
RS 2 Improve safety on the road and street network and manage congestion.	Y	Y	Road signage within the scheme will accord with relevant Guidelines and Standards, please refer to the drawings prepared by Punch.

RS 7 Secure the implementation of major road projects that are consistent with the 'Principles of Road Development' criteria set out in Section 5.8.3 of the Transport Strategy for the Greater Dublin Area 2016- 2035, and are identified within this County Development Plan (Table 6.1 and Table 6.2) and Local Area Plans.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road.
RS 8 Ensure that the planning, design and implementation of all road and street networks within urban areas across the county accord with the principles set out in the Design Manual for Urban Roads and Streets (2013), the National Cycle Manual (2010) and other relevant standards where appropriate.	Y	Y	Please refer to the DMURS statement of consistency prepared by Punch.
RSO 5 Maintain corridors free from development to facilitate future roads, cycle facilities and other transport infrastructure improvement in order to facilitate road and bridge projects set out in Table 6.1, with the further progression of those road projects subject to assessment against the 'Principles of Road Development' criteria set out in Section 5.3.3 of the Transport Strategy for the Greater Dublin Area 2016-2035. Where the road project is an orbital road around a town centre, its development needs to be accompanied by and facilitate enhanced public transport, cycling and pedestrian facilities in the relevant centre, as required by Section 5.8.2 of the Transport Strategy for the Greater Dublin Area 2016-2035.	Y	Y	Road reservation has been included in the design of the proposed development. Please refer to the Site Layout prepared by O'Flynn Architects
NR 5 Improve connectivity between the local road network and the national/regional road network. The Council will ensure that any future development in this regard complies with the guidance to safeguard the overall operational function of the national road network as set out in the Spatial Planning and National Roads Guidelines, DECLG	Y	Y	The proposed development has been designed to facilitate connectivity and all roads have been designed by Punch in accordance with the relevant Guidelines and standards.

(2012).			
NR 7 Protect the capacity, efficiency and safety of the national road network.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
RR 1 Maintain and improve the capacity, safety and function of the regional road network (as finance becomes available) and to ensure that it is planned for and managed to enable the sustainable economic development of the county and wider area while encouraging a shift towards more sustainable travel and transport in accordance the Core Strategy, the Spatial Planning and National Roads Guidelines (2012) and the Transport Strategy for the Greater Dublin Area 2016-2035.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
RR 2 Restrict new access onto regional roads where the 80km per hour speed limit currently applies, except in the following exceptional circumstances: -- Developments of strategic, local, regional or national importance, where there is a significant gain to the county through employment creation or other economic benefit. -- Where applicants comply with Table 4.3 Schedule of Local Need Criteria (see Chapter 4), are proposing to build a home on their family landholding and cannot provide access onto a nearby county road. In this instance, applicants will only be permitted to maximise the potential of existing entrances. The onus will be on the applicant(s) to demonstrate that there are no other accesses or suitable sites within the family landholding (Refer to Policy RH 15). -- Where it is proposed to demolish an existing dwelling and replace with a new dwelling, where there is an existing entrance onto the regional road.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch. The subject site does not occur on a regional road where the 80 km per hour speed limit applies

RR 5 Preserve free from development proposed transport routes (or optional routes) identified in Local Area Plans, including those identified in the Naas and Athy Town Plans.	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road. The remaining corridor for this route has been kept free from development.
RR 6 Identify and preserve free from development routes for additional crossings of the river Liffey in order to accommodate increased traffic (between the Dublin Metropolitan Area and the population and employment centres in Kildare).	Y	Y	The proposed development includes c. 350 metres of the Newbridge Southern Outer Orbital Relief Road. The remaining corridor for this route has been kept free from development.
LR 1 Ensure that the safety and capacity of the local road network is maintained and improved where funding allows and to ensure that local streets and roads within the county are designed to a suitable standard to accommodate the future needs of the county. The design of these roads and streets should balance the needs of place and movement with providing a safe street environment for all road users.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
LR 4 Ensure that all new streets in housing and mixed use schemes are designed, in accordance with:– Design Manual for Urban Roads and Streets (2013);– Sustainable Residential Development in Urban Areas (2009) and accompanying Best Practice Design Manual (2009);– Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment (2009);– Any new guidance / standards from the DECLG; and– Any other relevant design standards.	Y	Y	Please refer to the Traffic and Transport Assessment and the DMURS statement of consistency prepared by Punch, and the Planning Report and Statement of Consistency
LR 5 Ensure that all streets and street networks within urban areas are designed to passively calm traffic through the creation of a self regulating street environment.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.

LR 6 Ensure that all developments can provide full connectivity to the adjacent road network (pedestrian, cycle and vehicular).	Y	Y	The proposed development is designed to facilitate connectivity to the existing development to the north and adjoining undeveloped lands. Please refer to the Architectural Design Statement prepared by O'Flynn Architects
LR 7 Ensure that all developments allow for and ensure full connectivity (pedestrian, cycle and vehicular) to the adjacent lands which are zoned for development and lands which may be zoned for development in the future.	Y	Y	The proposed development is designed to facilitate connectivity to the existing development to the north and adjoining undeveloped lands. Please refer to the Architectural Design Statement prepared by O'Flynn Architects
PK 2 Design car parking layouts in accordance with the Design Manual for Urban Roads and Streets (2013).	Y	Y	Please refer to the DMURS statement of consistency prepared by Punch.
PK 3 Carefully consider the number of parking spaces provided to service the needs of new development.	Y	Y	Please refer to the Architectural Design Statement prepared by O'Flynn Architects
PK 4 Manage the provision of onstreet parking by encouraging short term business/ shopping activity and the needs of residents whilst discouraging long stay on street commuter parking and parking by HGVs.	Y	Y	Please refer to the Architectural Design Statement prepared by O'Flynn Architects
PK 5 Seek to ensure that all new private car parking facilities are provided to an appropriate standard, proximate to the development which it serves.	Y	Y	Please refer to the Architectural Design Statement prepared by O'Flynn Architects
PK 7 Ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.	Y	Y	Please refer to the Architectural Design Statement prepared by O'Flynn Architects
PK 8 Encourage the use of materials and engineering solutions that optimise natural surface water drainage as part of Sustainable Urban Drainage Systems (SUDS) associated with large scale car parks.	Y	Y	Please refer to the Engineering Planning Report prepared by Punch.

RS 1 Ensure that streets and roads within the county are designed to balance the needs of place and movement, to provide a safe traffic calmed street environment in accordance with the principles set out in the Design Manual for Urban Roads and Streets (2013) while meeting the needs of all road users.	Y	Y	Please refer to the DMURS statement of consistency prepared by Punch.
RS 2 Ensure that all streets and street networks are designed to passively calm traffic through the creation of a self regulating street environment, through a multi disciplinary team approach (e.g. engineers, planners, architects, landscape architects, urban designers).	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
RS 3 Ensure that all new roads and streets within urban areas are designed in accordance with the principles, approaches and standards contained within the Design Manual for Urban Roads and Streets (2013) and other appropriate standards.	Y	Y	Please refer to the Traffic and Transport Assessment and the DMURS statement of consistency prepared by Punch.
RS 5 Ensure that the design and speed limits of street networks and associated junctions in new residential estates facilitate the implementation of: (i) Speed limits in accordance with the Guidelines for Setting and Managing Speed Limits in Ireland DTTS (2015); (ii) Design Manual for Urban Roads and Streets, DTTS and DECLG (2013).	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
RSO 1 Set and apply speed limits taking into account the function of the road or street, the characteristics of the surrounding area, the design of the street environment and the presence of vulnerable users. The speed limits shall be in accordance with the Road Traffic Act 2004 (as amended) and subject to the requirements of the Guidelines for Setting and Managing Speed Limits in Ireland (2015)	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.

TM 1 Manage traffic in urban areas and prioritise the movement of pedestrians, cyclists and public transport particularly at key junctions.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
TM 2 Manage traffic so as to minimise the impact of queues on the road network with priority as follows: motorways (highest), national roads, regional roads, local roads, entrances to developments (lowest).	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
TM 3 Effectively manage the flow of through traffic along the strategic road network and maximise the efficient use of existing resources.	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
TM 4 Minimise the impact of new developments on the county road and street network by implementing mobility management initiatives.	Y	Y	The proposed development is designed to facilitate a modal shift away from the private car. The Traffic and Transport Assessment prepared by Punch concludes that the proposed development will not have a significant impact on the existing road network.
TM 6 Require all major developments to submit Traffic Impact Assessments and Mobility Management Plans	Y	Y	Please refer to the Traffic and Transport Assessment prepared by Punch.
TM 7 Require the inclusion of a Road Safety Impact Assessment as part of any proposed development/project of a significant scale which may have potential implications on major transport infrastructure. Such assessments shall be in accordance with the TII publication 'NRA HD 18 Road Safety Impact Assessment'.	Y	Y	The proposed development has been the subject of a Road Safety Audit, submitted herewith.
PL 1 Ensure street lighting is provided in accordance with Kildare County Councils 'Street Lighting and Planning Guidance' policy document in either draft or adopted form. The document outlines the general principles and requirements for street lighting in the county.	Y	Y	A public lighting scheme, prepared in accordance with relevant Guidelines is submitted herewith.
PL2 Ensure that all new developments are connected into the public footpath network and that adequate public	Y	Y	It is proposed to connect the proposed development to the existing footpaths on Great Connell Road.

lighting is provided.			
PL 3 Ensure that planned landscape planting takes cognisance of the need to protect the area surrounding street light installations to avoid possible adverse affects on the delivery of effective street lighting.	Y	Y	Please refer to the Landscaping scheme designed by TBS. All proposed landscaping has been designed in close consultation with the Project Engineers and Lighting specialists.
PL 4 Ensure future street lighting installations are not adversely impacting on sensitive physical, environmental, natural and heritage resources within the county.	Y	Y	Proposed public lighting has been designed in accordance with recent and relevant standards and Guidelines.
PL 6 Ensure that future street lighting provisions in the county will comprise 'white light' delivered by LED luminaries. The LED lights will provide greater colour rendering and provide sharper contrast and improved safety for road users.	Y	Y	The public lighting scheme, submitted herewith, accords with all recent and relevant standards and Guidelines.
GA 4 Consult with the Irish Aviation Authority on all applications in the vicinity of aerodromes for development that exceed 45 metres in height, or where it is considered appropriate.	Y	Y	The subject site is not located in the vicinity of an aerodrome.
GA 9 Restrict the development of buildings, overhead lines or structures in the Inner Approach Areas of aerodromes.	Y	Y	The subject site is not located within the Inner Approach Areas of aerodromes.
<b>7. Infrastructure</b>			
WS 3 Maximise the use of existing capacity in water services in the planning of new development and to ensure that full consideration is given to the level of investment required in the provision of water services, particularly in environmentally sensitive areas, when zoning for new development.	Y	Y	The Engineering Planning Report prepared by Punch contains the Irish Water - Confirmation of Feasibility.



WS 4 Ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult with Irish Water regarding available capacity prior to applying for planning permission.	Y	Y	The Engineering Planning Report prepared by Punch contains the Irish Water - Confirmation of Feasibility.
WS 5 Work in conjunction with Irish Water to protect, manage and optimise water supply networks in the county including the protection of wayleaves and buffer zones.	Y	Y	The proposed development has been designed to maintain free from residential development that wayleave of the existing foul water sewers and rising main.
WS 8 Promote water conservation and demand management and best demand management practices in all developments, including rain water harvesting and grey water recycling and supporting the implementation of BS8515: 2009 Rainwater Harvesting Systems – Code of Practice.	Y	Y	It is proposed to provide Rainwater harvesting/water butts to serve the proposed development. Please refer to the Engineering Planning Report prepared by Punch.
WS 9 Manage, protect and enhance surface water and groundwater quality to meet the requirements of the EU Water Framework Directive.	Y	Y	To protect and maintain water quality, surface water arising from the proposed development will incorporate SUDs measures, the Engineering Planning Report prepared by Punch.
WS 10 Maintain, improve and enhance the environmental and ecological quality of the county's surface and groundwaters by implementing the programme of measures set out in the River Basin Management Plan(s).	Y	Y	To protect and maintain water quality, surface water arising from the proposed development will incorporate SUDs measures, including filter drains and petrol interceptors. Please refer to the Engineering Planning Report prepared by Punch.
WS 11 Protect groundwater in the county from risk of pollution and ensure the implementation of the Kildare Groundwater Protection Scheme and such other relevant documents and legislation as may be introduced.	Y	Y	To protect and maintain water quality, surface water arising from the proposed development will incorporate SUDs measures, including filter drains and petrol interceptors. Please refer to the Engineering Planning Report prepared by Punch.
WS 13 Have regard to the requirements of the Habitats Directive in all proposed projects or plans.	Y	Y	A Natura Impact Statement is submitted herewith.

WQ 6 Protect recognised salmonid water courses in conjunction with Inland Fisheries Ireland such as the Liffey catchment, which are recognised to be exceptional in supporting salmonid fish species.	Y	Y	To inform the proposed development, surveys of the ditches on the site were undertaken. The impact of the proposed development on fish species was considered in the EIAR submitted herewith.
WW 1 Work in conjunction with Irish Water to protect drainage infrastructure and promote investment in the drainage network to support environmental protection and facilitate the sustainable growth of the county.	Y	Y	The Engineering Planning Report prepared by Punch contains the Irish Water - Confirmation of Feasibility.
WW 3 Maximise the use of existing capacity in wastewater services in the planning of new development and to ensure that full consideration is given to the level of investment required in the provision of wastewater services, particularly in environmentally sensitive areas, when zoning for new development.	Y	Y	The Engineering Planning Report prepared by Punch contains the Irish Water - Confirmation of Feasibility.
WW 4 Ensure that adequate wastewater services will be available to service development prior to the granting of planning permission. Applicants who are proposing to connect to the public wastewater network should consult with Irish Water regarding available capacity prior to applying for planning permission.	Y	Y	The Engineering Planning Report prepared by Punch contains the Irish Water - Confirmation of Feasibility.
WW 5 Work in conjunction with Irish Water to protect, manage and optimise wastewater drainage networks in the county including the protection of wayleaves and buffer zones.	Y	Y	The proposed development has been designed to maintain free from residential development that wayleave of the existing foul water sewers and rising main.
WW 8 Require all new development to provide a separate foul and surface water drainage system and to prohibit the discharge of additional surface water to combined sewers other than in exceptional circumstances.	Y	Y	The proposed development includes separate foul and surface water drainage system. Please refer to the Engineering Planning Report prepared by Punch.

WW 10 Refuse residential development that requires the provision of private waste water treatment facilities, other than single house systems.	Y	Y	The proposed development will be connected to the public system. Please refer to the Engineering Planning Report prepared by Punch.
SW 4 Support the implementation of the EU Flood Risk Directive (2007/60/EC) on the assessment and management of flood risks and the Flood Risk Regulations (SI No 122 of 2010).	Y	Y	The proposed development has been the Site Specific Flood Risk Assessment. Please refer to the flood risk assessment prepared by JBA Engineers.
SW 5 Manage flood risk in the county in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and circular PL02/2014 (August 2014), in particular when preparing plans and programmes and assessing development proposals. For lands identified in the Strategic Flood Risk Assessment a sitespecific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.	Y	Y	The proposed development has been the Site-Specific Flood Risk Assessment. Please refer to the flood risk assessment prepared by JBA Engineers.
SW 6 Ensure effective management of residual risks for development permitted on floodplains.	Y	Y	The proposed development incorporates compensatory storage areas to mitigate against negative impacts on flooding arising from the development. Please refer to the Engineering Planning Report prepared by Punch and the Site-Specific Flood Risk Assessment prepared by JBA Engineers.
SW 7 Maintain and enhance the existing surface water drainage systems in the county and promote and facilitate the development of Sustainable Urban Drainage Systems including integrated constructed wetlands and to promote and support the retrofitting of SuDS in established urban areas.	Y	Y	The proposed development utilises SUDs features, where feasible. Please refer to the Engineering Planning Report prepared by Punch.

SW 8 Incorporate Sustainable Urban Drainage Systems as part of all plans to address the potential for sustainable urban drainage at district or site level.	Y	Y	The proposed development utilises SUDs features, where feasible. Please refer to the Engineering Planning Report prepared by Punch.
SW 9 Limit the surface water run off from new developments through the use of Sustainable Urban Drainage Systems (SuDS). These systems should not adversely impact on open space provision in residential areas.	Y	Y	The proposed development utilises SUDs features, where feasible. Please refer to the Engineering Planning Report prepared by Punch. These features do not impact upon the amenity value of the proposed open spaces. Please refer to the landscaping strategy prepared by TBS.
SW 13 Ensure that the Justification Test for Development Management is applied to proposals for development in areas at a high or moderate risk of flooding where the development proposed is vulnerable to flooding and would generally be inappropriate as set out in Table 3.2 of the The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009).	Y	Y	A justification test for the proposed development is provided in the Site-Specific Flood Risk Assessment prepared by JBA Engineers.
SW 14 Seek to ensure that development will not interfere with or interrupt existing surface water drainage systems.	Y	Y	The proposed water infrastructure has been designed by Punch Engineering in deference to existing water infrastructure. Please refer to the Engineering Planning Report prepared by Punch.
SW 15 Ensure that the reasonable requirements of Inland Fisheries Ireland are adhered to in the construction of flood alleviation measures in the county.	Y	Y	The applicant will adhere to the reasonable requirements of Inland Fisheries Ireland.
WDO 4 Promote rain water harvesting in all developments and in particular in larger schemes.	Y	Y	It is proposed to provide Rainwater harvesting/water butts to serve the proposed development. Please refer to the Engineering Planning Report prepared by Punch.
WDO 7 Protect the natural resources of the county which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors.	Y	Y	The proposed development includes walkways and landscaping on the area adjoining the River Liffey, for the benefit of the residential and visiting population.

WM 1 Implement European Union, National and Regional waste related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.	Y	Y	An Environmental Impact Assessment Report is submitted herewith. This report assesses the use and management of resources and wastes.
WM 2 Have regard to European Union, National and Regional policy relating to air quality, light pollution and noise pollution and to seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity.	Y	Y	An Environmental Impact Assessment Report is submitted herewith. This report assess air, noise and light pollution impacts arising from the proposed development.
WM 3 Support the implementation of the Eastern-Midlands Region Waste Management Plan 2015-2021 by adhering to overarching performance targets, policies and policy action.	Y	Y	A Construction Waste Management Plan is submitted herewith.
WM 4 Support waste prevention through behavioural change activities that disassociate economic growth with resource use.	Y	Y	A Construction Waste Management Plan is submitted herewith.
WM 7 Secure appropriate provision for the sustainable management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste.	Y	Y	The proposed development has been designed to facilitate the storage, separation and collection of wastes. Each house has space for separate waste bins and the roads are designed to accommodate refuse trucks.
WM 10 Encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste. Where waste management is not being carried out properly, the Waste Management Act 1996 (as amended), will be used as a means of ensuring specific national policies and regulations are adhered to.	Y	Y	A Construction Waste Management Plan is submitted herewith. Storage for separated waste bins has been incorporated into the design of the scheme.
WM 13 Strictly control the raising of land for the purpose of private housing in the interests of pollution control, drainage, flood alleviation and amenity.	Y	Y	The proposed development is the subject of Site Specific Flood Risk assessment, prepared by JBA engineering, and an EIAR. In this way, the impact of the proposal on pollution, drainage, flooding and amenity has been assessed.

WM 15 Support and facilitate the separation of waste at source into organic and non organic streams or other waste management systems that divert waste from landfill and maximise the potential for each waste type to be reused and recycled or composted and divert organic waste from landfill, in accordance with the 'National Strategy on Biodegradable Waste 2006 and the Eastern – Midlands Region Waste Management Plan 2015-2021.	Y	Y	The proposed development has been designed to facilitate the storage, separation and collection of wastes. Each house has space for separate waste bins and the roads are designed to accommodate refuse trucks.
PC 1 Implement the provisions of EU and National legislation on air, light and noise control and other relevant legislative requirements, as appropriate, in conjunction with all relevant stakeholders.	Y	Y	The impact of the proposal on air, light and noise has been assessed in the EIAR to ensure compliance with relevant guidelines and standards
PC 2 Implement the relevant spatial planning recommendations and actions of the Kildare Noise Action Plan 2013-2018.	Y	Y	The impact of the proposal on noise has been assessed in the EIAR to ensure compliance with relevant guidelines and standards
PC 3 Ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi functional uses of streets including movement and recreation, as detailed in the Urban Design Manual (2009) and the Design Manual for Urban Roads and Streets (2013).	Y	Y	The impact of the proposal on noise has been assessed in the EIAR to ensure compliance with relevant guidelines and standards. Please refer to the DMURS statement of consistency prepared by Punch and the Architectural Design Statement prepared by O'Flynn Architects.
PC 4 Ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas.	Y	Y	The lighting scheme has been designed to comply with all relevant standards and guidelines to minimise light spillage.
PC 7 Ensure that noise levels caused by new and existing developments throughout the county do not exceed normally accepted standards and that new developments shall incorporate measures to ensure compliance with the Environmental Noise Regulations 2006 and any subsequent	Y	Y	The impact of the proposal on noise has been assessed in the EIAR to ensure compliance with relevant guidelines and standards

revision of these Regulations.			
PC 10 Ensure that all future development is in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFÉ) Directive (2008/50/EC).	Y	Y	The impact of the proposal on air quality has been assessed in the EIAR to ensure compliance with relevant guidelines and standards.
EN 8 Investigate and develop best practice guidelines in relation to design, location and size of bin storage areas in apartment or higher density housing schemes.	Y	Y	The proposed development incorporates separated bin storage for all of the proposed apartment and mid-terrace units.
<b>8. Energy &amp; Communications</b>			
SE 3 Encourage the use of passive solar design principles for residential building(s).	Y	Y	All of the proposed units have been designed to maximise solar gain. Please refer to the Architectural Design Statement prepared by O'Flynn Architects.
SE 4 Support and encourage the installation of solar collectors and panels for the production of heat or electricity in residential and commercial buildings, in line with relevant design criteria.	Y	Y	The proposed development has been designed to meet heating and energy efficiency standards. Please refer to the Architectural Design Statement prepared by O'Flynn Architects.
EB 1 Ensure that new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidance.	Y	Y	The proposed development has been designed to meet heating and energy efficiency standards. Please refer to the Architectural Design Statement prepared by O'Flynn Architects. Proposed infrastructure has been designed to accommodate changes arising from climate change. Please refer to the Engineering planning report prepared by Punch.

TN 2 Seek the undergrounding of all electricity, telephone and TV cables wherever possible and specifically in areas of sensitivity, in the interest of visual amenity. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.	Y	Y	It is proposed to accommodate all cables below ground within the proposed development. The proposed pumping station has been sited to be as unobtrusive as possible, landscaping is proposed to reduce the visual impact of this piece of necessary infrastructure.
TL 11 Require all telecommunications services to be placed underground and that any works carried out on footpaths make provision for future services.	Y	Y	It is proposed to accommodate all cables below ground within the proposed development.
<b>9. RETAIL</b>			
R 5 Have due regard to the broad assessment for additional retail floorspace in the Plan period and beyond in the determination of retail planning applications, in parallel with a more detailed appraisal under the plan's retail development management criteria as set out in Chapter 17.	Y	Y	Please refer to the Retail Capacity Assessment prepared by MacCabe Durney Barnes.
R 37 Refuse permission for edge of and out of centre large convenience stores which include a large component of High Street fashion brands in the comparison mix proposed in the interests of sustaining and further enhancing the vitality, viability and attraction of the Core Retail Areas of the main town centres in the county.	Y	Y	The proposed development includes a neighbourhood centre that will provide convenience retail and retail services to serve the local population. This development will not be of a scale that will attract large convenience stores and will not detract from the primacy of the town centre as the core retail area.
R 45 Investigate the need for any additional retail provision as appropriate within existing and expanding residential areas in future Local Area Plans during the period of this Plan and having regard to the possible impact on town centres, with the key emphasis being securing and sustaining the vitality and viability of the Core Retail Areas of the county's centres across all levels of the County Retail Hierarchy.	Y	Y	The Newbridge LAP requires the provision of a neighbourhood centre at the subject site.



RTO 1 Ensure that the retail needs of the county's residents are met as fully as possible within Kildare, taking cognisance of the Regional and County Retail Hierarchies, to enable the reduction in the requirement to travel to meet these needs and in the interests of achieving greater social inclusion and accessibility to shopping and services across all sectors of the community.	Y	Y	The commercial element of the proposed development is designed to serve the local population. Its operation will reduce dependency of the private car for daily essentials.
RTO 7 Align, as far as practicable, new retail development with existing and proposed public transport infrastructure and services and encourage access by foot and bicycle to reduce the dominance of access by private car.	Y	Y	The proposed development is designed to facilitate connectivity and permeability by foot and bicycle. The proposed neighbourhood centre will serve the local population to reduce reliance on the private car.
RTO 12 Support existing retail facilities and to facilitate the provision of new facilities as appropriate where such proposals are in accordance with the Retail Planning Guidelines, the Regional Retail Strategy, the Core Strategy and Settlement Strategy and the proper planning and sustainable development of the area.	Y	Y	Please refer to the Planning Report and Statement of Consistency prepared by DBCL.
RTO 13 Support a diversity of the retail offer, including the sustainability of the independent retail sector in the county.	Y	Y	The proposed neighbourhood centre accommodates a range of unit sizes, to facilitate a diversity in retail offering.
<b>11. Social, Community &amp; Cultural Development</b>			

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.	Y	Y	A Social Infrastructure Assessment is submitted herewith.
SN 1 Consider the needs of children and young people, including those with disabilities and additional needs, in the provision of indoor and outdoor recreational facilities (refer to Chapter 14 Landscape, Recreation & Amenity for more detail).	Y	Y	The proposed development incorporates landscaped open spaces for the enjoyment of all residents. The proposal accommodates natural play areas and kick about spaces for children and young people. Please refer to the Landscaping Strategy prepared by TBS.
SNO 1 Develop open spaces throughout the county which will encourage a range of recreational and amenity activities that will cater for both active and passive recreation.	Y	Y	The proposed development incorporates landscaped open spaces for the enjoyment of all residents. The proposal accommodates areas for active and passive recreation. Please refer to the Landscaping Strategy prepared by TBS.
PD 1 Ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority) and 'Access for the Disabled' (No. 1 to 3) (National Rehabilitation Board).	Y	Y	The proposed development has been designed in accordance with relevant standards and guidelines to ensure access for all. A Universal Access Statement has been prepared by O'Flynn Architects, and is submitted herewith.

PD 2 Provide for the needs of people with visual difficulties in the design of pedestrian facilities, by assessing the options available and choosing the most appropriate design to implement on a case by case basis.	Y	Y	The proposed roads and footpaths have been designed in accordance with relevant standards and guidelines to facilitate access for all.
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.	Y	Y	The proposed car parking have been designed in accordance with relevant standards and guidelines to facilitate access for all. Please refer to the Architectural Design Statement prepared by O'Flynn Architects.
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.	Y	Y	The proposed development has been designed in accordance with relevant standards and guidelines to ensure access for all.
OP 2 Cater for the diversity of older people's needs by promoting adaptability and flexibility in the design of homes, and the promotion of appropriate commercial and community facilities in population centres with higher proportions of older people.	Y	Y	The proposed development has been designed to facilitate the adaptation of houses, to meet the changing needs of future residents. Please refer to the Architectural Design Statement prepared by O'Flynn Architects.
CPF 2 Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county and to identify suitable locations through the Local Area Plan process, where appropriate.	Y	Y	The proposed development includes a childcare facility of 886 sqm with capacity for in the order of 154 no. children. This facility is located in the neighbourhood centre area, where it is accessible to existing and future residents.
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.	Y	Y	The proposed development includes a childcare facility of 886 sqm with capacity for in the order of 154 no. children. Please refer to the Planning Report and Statement of Consistency

CPFO 2 Facilitate and encourage the provision of childcare facilities, including community crèche facilities, of an appropriate type and scale, at appropriate locations throughout the county.	Y	Y	The proposed development includes a childcare facility of 886 sqm with capacity for in the order of 154 no. children. Please refer to the Planning Report and Statement of Consistency
<b>12. Architectural &amp; Archaeological Heritage</b>			
AH 1 Manage development in a manner that protects and conserves the archaeological heritage of the county, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principals for the Protection of Archaeological Heritage (1999) or any superseding national policy.	Y	Y	The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith.
AH 2 Have regard to the Record of Monuments and Places (RMP), the Urban Archaeological Survey and archaeological sites identified subsequent to the publication of the RMP when assessing planning applications for development. No development shall be permitted in the vicinity of a recorded feature, where it detracts from the setting of the feature or which is injurious to its cultural or educational value.	Y	Y	The subject site does not contain any features on the Record of Monuments and Places (RMP). The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith.
AH 3 Secure the preservation (in-situ or by record) of all sites, monuments and features of significant historical or archaeological interest, included in the Record of Monuments and Places and their settings, in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999), or any superseding national policy document.	Y	Y	The subject site does not contain any features on the Record of Monuments and Places (RMP). The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith.

AH 4 Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.	Y	Y	The subject site does not contain any recorded archaeological features. The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith.
AH 5 Contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with rivers and associated features.	Y	Y	The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith.
AH 6 Contribute towards the protection of historic burial grounds within the county and encourage their maintenance in accordance with conservation principles in co-operation with the Historic Monuments Advisory Committee and National Monuments Section of Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRGA).	Y	Y	The subject site does not contain any recorded burial grounds. The site has been the subject of archaeological assessment, the results of which are in the EIAR submitted herewith..
<b>13. Natural Heritage &amp; Green Infrastructure</b>			
NH 1 Facilitate, maintain and enhance as far as is practicable the natural heritage and amenity of the county by seeking to encourage the preservation and retention of woodlands, hedgerows, stonewalls, rivers, streams and wetlands. Where the removal of such features is unavoidable, appropriate measures to replace like with like should be considered, subject to safety considerations.	Y	Y	The subject site contains trees and hedgerows of varying quality. Please refer to the report prepared by Arborist Associates Ltd. Where feasible, it is proposed to retain existing vegetation, particularly in the vicinity of the River Liffey and along the southern boundary. The proposed open spaces will be planted with native species to replace those lost at the site. Please refer to the Landscaping Strategy prepared by TBS.

NH 2 Promote the carrying out of basic habitat assessments to inform the design of new developments in order to ensure that proposals for development integrate the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.	Y	Y	Extensive site surveys have been undertaken to inform the EIAR and NIS, submitted herewith.
NH 3 Require compliance with Article 10 of the Habitats Directive with regard to encouraging the management of features in the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.	Y	Y	Please refer to the EIAR and NIS submitted herewith.
NH 4 Support the conservation and enhancement of Natura 2000 Sites including any additional sites that may be proposed for designation during the period of this Plan and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site.	Y	Y	Please refer to the EIAR and NIS submitted herewith.
NH 5 Prevent development that would adversely affect the integrity of any Natura 2000 site located within and immediately adjacent to the county and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.	Y	Y	Please refer to the EIAR and NIS submitted herewith.
NH 6 Ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive	Y	Y	Please refer to the EIAR and NIS submitted herewith, which will facilitate appropriate assessment and environmental impact

and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest.			assessment by the competent authority.
NH 7 Contribute towards the protection of the ecological, visual, recreational, environmental and amenity value of the county's Natural Heritage Areas and associated habitats.	Y	Y	Ecological surveys have been undertaken to assess the impact of the proposed development on the environment, and ensure that no negative impacts arise. Please refer to the EIAR and NIS, submitted herewith.
NH 8 Ensure that any proposal for development within or adjacent to a Natural Heritage Area (NHA), Ramsar Sites and Nature Reserves is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the site, particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.	Y	Y	The subject site does not contain or adjoin any protected areas. Notwithstanding this, the scheme has been designed to minimise its impact on the biodiversity, ecological, geological and landscape value of the site. Please refer to the EIAR and NIS, submitted herewith.
NH 9 Ensure the impact of development within or adjacent to national designated sites Natural Heritage Areas, Ramsar Sites and Nature Reserves that is likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment (EclA) prepared by a suitably qualified professional, which should accompany planning applications and council developments, as not all developments are likely to result in adverse effects.	Y	Y	The subject site does not contain or adjoin any protected areas. Notwithstanding this, the scheme has been designed to minimise its impact on the biodiversity, ecological, geological and landscape value of the site. Please refer to the EIAR and NIS, submitted herewith.

NH 11 Ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2012, the Birds Directive 1979 the Habitats Directive 1992 and the Flora Protection Order species.	Y	Y	Please refer to the EIAR and NIS, submitted herewith.
NH 12 Ensure that, where evidence of species that are protected under the Wildlife Acts 1976-2012, the Birds Directive 1979 and the Habitats Directive 1992 exists, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment. In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in the Habitats Regulations or the Wildlife Acts 1976 -2012 a derogation licence, issued by DAHRRGA, may be required.3.8.	Y	Y	Please refer to the EIAR and NIS, submitted herewith.
NH 14 Promote best practice with respect to minimising the spread of invasive species in the carrying out of development and to support measures for the prevention and / or eradication of invasive species within the county.	Y	Y	Please refer to the EIAR and CEMP, submitted herewith.
NH 15 Require, as part of the planning application process, the eradication/control of invasive introduced species including Japanese Knotweed, when identified on a site or in the vicinity of a site, in accordance with Regulation 49 of the European Communities (Birds and Natural Habitats) Regulations 2011 to 2015.	Y	Y	Please refer to the EIAR and CEMP, submitted herewith.
NH 16 Maintain the conservation value and seek the sustainable management of the county's geological heritage resource.	Y	Y	The EIAR submitted herewith assesses the impact of the proposed development on geological heritage.
GI 1 Ensure the protection, enhancement and maintenance of Green Infrastructure and recognise the health benefits as well as the economic, social, environmental and physical	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to



value of green spaces through the integration of Green Infrastructure (GI) planning and development in the planning process.			enhance the amenity value of this green space.
GI 2 Develop and support the implementation of a Green Infrastructure Strategy for County Kildare taking full account of the Actions for Green Infrastructure in the GDA identified in the Regional Planning Guidelines 2010-2022.	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to enhance the amenity value of this green space.
GI 5 Encourage, pursuant to Article 10 of the Habitats Directive, the management of features of the landscape, such as traditional field boundaries and laneways, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.	Y	Y	It is proposed to retain, were feasible, existing features at the subject site, particularly in the area adjoining the River Liffey. Please refer to the landscaping details prepared by TBS and the NIS submitted herewith.
GI 7 Promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes respect and where possible enhances the ecological potential of each site.	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to enhance the amenity value of this green space.
GI 8 Contribute towards the protection of and manage existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to strengthen local networks.	Y	Y	It is proposed to retain, were feasible, existing trees and vegetation at the subject site, particularly in the area adjoining the River Liffey and along the southern boundary.
GI 9 Ensure that proper provision is made for the consideration, protection and management of existing networks of woodlands, trees and hedgerows when undertaking, approving or authorising development.	Y	Y	It is proposed to retain, were feasible, existing trees and vegetation at the subject site, particularly in the area adjoining the River Liffey and along the southern boundary.
GI 10 Ensure a Tree Management Plan is provided to ensure that trees are adequately protected during development and incorporated into the design of new developments.	Y	Y	Tree protection details have been prepared, and are submitted herewith.

GI 11 Ensure that hedgerow removal to facilitate development is kept to an absolute minimum and, where unavoidable, a requirement for mitigation planting will be required comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking in to existing adjacent hedges. Native plants of a local provenance should be used for any such planting.	Y	Y	It is proposed to retain, where feasible, existing trees and vegetation at the subject site. The proposed landscaping strategy incorporates native trees and planting to supplement the remaining vegetation and compensate for the vegetation being removed. Please refer to the Landscape Strategy prepared by TBS.
GI 12 Restrict the cutting of hedges during the bird-nesting season (1st March until 31st August), except in certain legally defined circumstances, in accordance with the provisions of the Wildlife (Amendment) Act 2000.	Y	Y	These requirements will be met by the applicant.
GI 13 Recognise the biodiversity and archaeological importance of townland boundaries, including hedgerows, and promote their protection and retention.	Y	Y	The subject site does not contain any townland boundaries. It is proposed to retain where feasible, existing hedgerows at the site.
GI 16 Encourage the planting of woodlands, trees and hedgerows as part of new developments using native plants of local provenance.	Y	Y	The proposed landscaping scheme incorporates native species suitable for the subject site. Please refer to the Landscape Strategy prepared by TBS.
GI 18 Contribute towards the protection of and manage the natural, historical and amenity value of, the county's waterways and to strengthen a network of waterways at a regional level.	Y	Y	The proposed development has been designed to protect, maintain and enhance the amenity and ecological value of the lands adjoining the River Liffey. Please refer to the Landscape Strategy prepared by TBS.
GI 19 Require the submission of an Ecological Impact Assessment where deemed necessary by the planning authority (and where necessary an Appropriate Assessment in relation to Natura 2000 sites) including bat and otter surveys for developments along river, stream and canal corridors.	Y	Y	Extensive ecological surveys have been undertaken at the subject site, please refer to the EIAR and NIS submitted herewith.

GI 20 Maintain a biodiversity zone of not less than 10 metres from the top of the bank of all watercourses in the county, with the full extent of the protection zone to be determined on a case by case basis by the Council, based on site specific characteristics and sensitivities. Strategic Green Routes / Blueways / Trails will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure Network.	Y	Y	A buffer of at least 10 metres has been provided from watercourses at the site. Please refer to the Site Layout Plan prepared by O'Flynn Architects.
GI 21 Ensure that expert advice is sought in developing lighting proposals along river, stream and canal corridors, in order to mitigate impacts of lighting on bats and other species.	Y	Y	The lighting scheme been designed to comply with all relevant standards and guidelines to minimise light spillage.
GI 22 Require that runoff from a developed area will not result in deterioration of downstream watercourses or habitats, and that pollution generated by a development is treated within the development area prior to discharge to local watercourses.	Y	Y	Surface water runoff from the proposed development will be maintained at pre-development, green field rate. Please refer to the Engineering Planning Report prepared by Punch.
GI 23 Contribute towards the protection of rivers, streams and other water courses and, wherever possible, maintain them in an open state capable of providing suitable habitats for fauna and flora while discouraging culverting or realignment.	Y	Y	The EIAR contains an assessment of the proposed development on surface water features. It is proposed to integrate part of an existing ditch within the site. Please refer to the landscape strategy prepared by TBS.
GI 24 Consult, as appropriate, with Inland Fisheries Ireland in relation to any development that could potentially impact on the aquatic ecosystems and associated riparian habitats.	Y	Y	Inland Fisheries Ireland are a prescribed body and have been sent a copy of the planning application documentation.

GI 25 Ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change.	Y	Y	The proposed development has been designed to respect the floodplain of the River Liffey and to provide compensatory surface water storage where required. Please refer to the Flood Risk Assessment prepared by JBA.
GI 26 Ensure that the Green Infrastructure Strategy and Network is used to inform the development management process to ensure that new residential areas, business/ industrial development and other relevant projects contribute towards the protection, management and enhancement of the existing Green Infrastructure of the local area in terms of the design, layout and landscaping.	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to enhance the amenity value of this green space. Please refer to the Landscape Strategy prepared by TBS.
GI 27 Require all new developments to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes or towers, bat roost sites, green roofs, etc.) and provide links to the wider Green Infrastructure network as an essential part of the design process.	Y	Y	The proposed development seeks to enhance Green Infrastructure along the River Liffey by providing walkways for the resident and visiting population. In time, the walkways provided will continue down the river as adjoining lands are developed. Please refer to the Landscape Strategy prepared by TBS.
GI 28 Restrict development that would fragment or prejudice the Green Infrastructure network.	Y	Y	The proposed development seeks to enhance Green Infrastructure along the River Liffey by providing walkways for the resident and visiting population. Please refer to the Landscape Strategy prepared by TBS.
GI 29 Strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network.	Y	Y	The proposed development provides a link between the proposed urban development and the wider environment through the provision of public open spaces and amenity areas. Together, these areas contribute to the green infrastructure in this location.
GI 30 Require multifunctional open space provision within all new developments; this includes provision for ecology and sustainable water management.	Y	Y	The open spaces within the proposed development are multifunctional as they facilitate active and passive amenity, are planted with native plants and form part of the surface water infrastructure. Please refer to the Engineering Planning Report

			prepared by Punch and the Landscaping Strategy prepared by TBS.
GI 31 Promote and support the development of Sustainable Urban Drainage Systems (SuDS).	Y	Y	Please refer to the Engineering Planning Report prepared by Punch.
GI 32 Promote and support the development of Sustainable Urban Drainage Systems (SuDS) such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins at a site, district and county level and to maximise the amenity and bio-diversity value of these systems.	Y	Y	Proposed SUDs features include permeable surfaces, swales, filter strips and attenuation tanks. Please refer to the Engineering Planning Report prepared by Punch.
GIO 6: Showcase good examples of Sustainable Urban Drainage Systems (SuDS) which maximise amenity and biodiversity.	Y	Y	Please refer to the Engineering Planning Report prepared by Punch.
<b>14. Landscape, Recreation &amp; Amenity</b>			
LA 1 Ensure that consideration of landscape sensitivity is an important factor in determining development uses. In areas of high landscape sensitivity, the design, type and the choice of location of proposed development in the landscape will also be critical considerations.	Y	Y	The subject site occurs in a within the urban boundary of Newbridge. No development is proposed on the lands adjoining the River Liffey, to retain the character of this area.
LA 2 Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape.	Y	Y	The proposed development has been designed to respect the character of existing development in the area. Please refer to the Architectural Design Statement prepared by O'Flynn Architect. A landscaped and Visual Impact Assessment forms part of the EIAR.
LA 3 Require a Landscape/Visual Impact Assessment to accompany significant proposals that are likely to significantly affect: -- Landscape Sensitivity Factors; -- A Class 4 or 5 Sensitivity Landscape (i.e. within 500m of the boundary); -- A route or view identified in maps 14.2 and 14.3 (i.e.	Y	Y	The subject site occurs in a 'Class 1' 'Low Sensitivity' landscape, within the boundary of Newbridge. A landscaped and Visual Impact Assessment forms part of the EIAR.

within 500m of the boundary).			
LA 4 Seek to ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area, whilst providing for future development.	Y	Y	Where feasible, it is proposed to retain existing vegetation, particularly in the vicinity of the River Liffey and at the southern boundary of the site. The proposed open spaces will be planted with native species to replace those lost at the site. Please refer to the Landscaping Strategy prepared by TBS.
SR 1 Protect views from designated scenic routes by avoiding any development that could disrupt the vistas or disproportionately impact on the landscape character of the area, thereby affecting the scenic and amenity value of the views.	Y	Y	The proposed development does not occur on a designated scenic route and therefore does not disrupt the vistas or negatively impact upon the landscape character of the area.
WV 1 Curtail any further development along the canal and river banks that could cumulatively affect the quality of a designated view.	Y	Y	The proposed development is designed to keep the area adjoining the River Liffey free from development. This area will be landscaped to include paths to enhance its amenity value for existing and future residents.
WV 2 Preserve and enhance the scenic amenity of the river valleys and canal corridors and the quality of the vistas available from designated views.	Y	Y	The subject site does not contain or adjoin any designated views. The area adjoining the River Liffey will be landscaped to include paths to enhance its amenity value for existing and future residents.
WV 3 Prevent inappropriate development along canal and river banks and to preserve these areas in the interests of biodiversity, built and natural heritage and amenity by creating or maintaining buffer zones, where development should be avoided.	Y	Y	The proposed development is designed to keep the area adjoining the River Liffey free from development. This area will be landscaped to include paths to enhance its amenity value for existing and future residents.

LO 1 Have regard to the Landscape Sensitivity Factors in the vicinity of sites in the consideration of any significant development proposals.	Y	Y	The subject site occurs in a within the urban boundary of Newbridge. No development is proposed on the lands adjoining the River Liffey, to retain the character of this area.
LO 2 Ensure landscape assessment will be an important factor in all land-use proposals.	Y	Y	The proposed development has been designed with reference to the landscape character, in particular the need to protect and enhance the lands adjoining the River Liffey. Please refer to the Landscape Strategy prepared by TBS.
CR 7 Facilitate, where appropriate, the provision of cycleways or walkways along the extent of the canals and watercourses in the county in co-operation with landowners, Waterways Ireland, Government Departments and other Local Authorities.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.
RW 2 Seek to ensure that new development will not have a negative impact on established walking routes/public rights of way, in particular in areas of high amenity and along the inland waterways of the county.	Y	Y	The subject site does not contain any established walking routes or public rights of way.
OS 1 Implement the recommendations of the Kildare Open Space Strategy 2012 and make provision for a hierarchy of parks, open spaces and outdoor recreation areas within towns and villages so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work.	Y	Y	The proposed development contains public open spaces that are landscaped to facilitate active and passive amenity for all age groups. Please refer to the Landscape Strategy prepared by TBS.
OS 2 Require the provision of good quality, well located and functional open space in new residential developments to cater for all age groups.	Y	Y	The proposed development contains public open spaces that are landscaped to facilitate active and passive amenity for all age groups. Please refer to the Landscape Strategy prepared by TBS.
OS 4 Develop and improve physical linkages and connections between the network of open spaces.	Y	Y	All of the proposed open spaces within the development are connected by footpaths. Please refer to the Landscape Strategy prepared by TBS.

OS 5 Retain, where appropriate, areas adjacent to waterways as a linear park which may link into the wider open space network.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.
RA 2 Prohibit the development of areas zoned open space/amenity or areas which have been indicated in a previous planning application as being open space.	Y	Y	It is proposed to provide landscaping on those parts of the site zoned for amenity, to enhance their amenity value and provide access to existing and future residents. Please refer to the Landscape Strategy prepared by TBS.
GI 1 Facilitate and promote the development of green infrastructure which allows for the development of active and passive recreation and the protection and enhancement of heritage and landscape features.	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to enhance the amenity value of this green space.
GI 2 Make provision for habitat creation/ maintenance and facilitate biodiversity by encouraging the development of linear parks, nature trails, wildlife corridors and urban woodlands.	Y	Y	The proposed development incorporates part of the riparian corridor of the River Liffey and provides walkways in this area to enhance the amenity value of this green space.
GI 3 Provide a hierarchy of high quality and multi-functional public parks and open spaces.	Y	Y	The proposed development accommodates a hierarchy of public open spaces. These will be landscaped to facilitate active and passive amenity. Please refer to the Landscape Strategy prepared by TBS.
GI 4 Support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the county and to protect and enhance the environmental capacity and ecological function of these spaces.	Y	Y	The proposed development includes a hierarchy of connected open spaces and paths at the River Liffey. These multifunctional open spaces facilitate active and passive amenity. Please refer to the Landscape Strategy prepared by TBS.
GI 5 Connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.



GI 6 Enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.	Y	Y	The proposed landscaping scheme incorporates kickabout areas, natural playgrounds and exercise equipment for the benefit of the existing and future population. Please refer to the Landscape Strategy prepared by TBS.
GI 7 Minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.	Y	Y	The proposed lighting scheme is designed in accordance with relevant guidelines and standards, in consultation with the project landscape architect.
LV 1 Progress the implementation of the flagship projects identified in the report Towards a Liffey Valley Park Strategy.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.
LV 2 Pursue the creation of a Liffey Valley Regional Park together with Fingal and South Dublin County Councils within the lifetime of the Plan.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.
CP 3 Seek the provision and suitable management of children's play areas in new housing developments and to implement measures to find suitable sites for their provision to serve existing residential areas.	Y	Y	It is proposed to provide children's play areas within the scheme. Please refer to the Landscape Strategy prepared by TBS.
RAO 7 Require passive and active open space to be provided in tandem with new residential development.	Y	Y	The proposed landscaping strategy incorporates areas for active amenity (such as exercise equipment) and passive amenity (such as paths and benches). Please refer to the Landscape Strategy prepared by TBS.
RAO 8 Protect and develop substantial connected networks of green spaces in urban areas and urban fringe areas adjacent to the countryside to serve the growing communities in urban centres.	Y	Y	The proposed development includes paths at the River Liffey. It is envisaged that these proposed paths will, in time, form part of a linear route along the river.

## **APPENDIX C**

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### **POLICIES AND OBJECTIVES OF THE NEWBRIDGE LAP 2013-2019**

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
<b>7.1 Introduction</b>			
PLD 1: To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate and sustainable development management measures to ensure compliance with the core strategy including population targets and to achieve the delivery of strategic plan led and coordinated balanced development within the town.	Y	Y	The LAP states that 605 units will be provided on sites C12 and C13, which comprise the subject site. The proposed development incorporates 569 no. units and is therefore consistent with this Policy.
<b>7.2 Housing</b>			
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.	Y	Y	The proposed development provides development at 35.6 units per ha, in accordance with the LAP.
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.	Y	Y	The proposed development provides development at 35.6 units per ha, in accordance with the LAP.
HL 4: To refuse permission for residential development on zoned open green spaces and/or on lands which are designated as public space.	Y	Y	The proposed development is on lands zoned for residential development. The Amenity area adjoining the River Liffey will be landscaped to enhance the amenity value of this area. Please refer to the landscaping plan prepared by TBS.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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: <ul style="list-style-type: none"> <li>• The nature of the existing housing stock and existing social mix in the area;</li> <li>• The desirability of providing for mixed communities;</li> <li>• The provision of a range of housing types and tenures;</li> <li>• The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle;</li> <li>• The need to cater for special needs groups.</li> </ul>	Y	Y	Please refer to the Statement on Housing Mix submitted herewith.
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.	Y	N	Please refer to the Material Contravention Statement
HL 7: To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare facilities, including youth facilities.	Y	Y	The proposed development includes a neighbourhood centre that will accommodate retail units/clinic units/café/restaurant and a childcare facility.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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.	Y	Y	A Social Infrastructure Assessment has been prepared by Future Analytics, and is submitted herewith.
HL 9: To require all new residential estates to provide the "White Light" Compact Fluorescent Lamp (CFL) public lighting concept.	Y	Y	The Lighting Scheme has been designed to meet relevant standards and guidelines.
HL 10: To facilitate sustainable development in Newbridge in accordance with the settlement strategy set out in Kildare CDP 2011–2017.	Y	Y	The proposed development accords with the settlement strategy of the current Kildare County Development Plan.
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.	Y	Y	The proposed development incorporates a range of housing types and tenures to meet the needs of the population.
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.	Y	Y	The proposed development provides development at 35.6 units per ha, in accordance with the LAP.
<b>7.3 Enterprise, Industry and Economic Development</b>			
ED 1: To promote enterprise creation opportunities and initiatives, in line with the designation of Newbridge as a Primary Economic Growth Town.	Y	Y	The proposed development includes a range of commercial units suitable for new businesses

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
ED 4: To facilitate the sustainable development of commercial, office, incubator units, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Cill Dara ArAghaidh and the County Development Board.	Y	Y	The proposed development includes a range of commercial units suitable for new businesses
EDO 4: To ensure the provision of adequate and appropriate water, wastewater treatment and waste management facilities to accommodate future economic growth of the town.	Y	Y	A confirmation of feasibility has been provided by Irish Water, which states that there is sufficient capacity in the water infrastructure to serve the scheme.
TM 5: To promote and support the sustainable development of new walking, cycling and biodiversity routes and bridges along the River Liffey in accordance with the Newbridge Liffey Valley Park study prepared by the Parks Department, Kildare County Council in September 2011.	Y	Y	The proposed development includes pathways within the amenity areas beside the River Liffey, which will, in time, connect to future amenity areas along the river.
<b>7.4 Retail</b>			
CR 1: To facilitate the needs of existing and growing residential areas through a network of local and neighbourhood centres. All local and neighbourhood centres shall complement rather than detract or displace retail or other activities from the town centre. Large-scale convenience format centres will not be permitted.	Y	Y	The proposed neighbourhood centre is not of a scale to detract from the Town Centre. The proposed neighbourhood centre is designed to meet the needs of local residents.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
<b>7.7 Movement and Transport</b>			
GMO 2: That all development proposals would promote walking and cycling modes in Newbridge by ensuring consistency with the relevant measures contained in Chapter 9 of the Draft Transportation Strategy for the Greater Dublin Area 2011–2030 (or as amended) during the period of this plan.	Y	Y	The proposed development incorporates footpaths throughout, and cycle paths on the main access roads.
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).	Y	Y	Please refer to the DMURS statement prepared by Punch engineers.
GMO 13: To encourage and seek the provision of landscaped pedestrian and cycle links between and within residential estates and between residential areas, the town centre, industrial areas and the railway station	Y	Y	The proposed development facilitates two pedestrian links to the existing development to the north, as well as future connections to the undeveloped lands to the northwest and south.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
SRO 5: To seek the construction of the following transport links, subject to environmental and conservation considerations, as identified on Maps 2 and 7 and to preserve these routes free from development: <b>a)</b> The Southern Relief Road from the R445 at Little Connell (A) to the R416 Athgarvan Road at Kilbelin (B), including a new crossing over the River Liffey. <b>b)</b> A link from the L7042 Green Road (C) to the L7037 Standhouse Road (E), including a new junction with the R445 Ballymany Road (D). <b>c)</b> To prioritise the delivery of a link road/street from Military Road (P) to the Southern Relief Road (Q). <b>d)</b> A link from the L7036 Morristownbiller Road (F) to the R416 Milltown Road (G). The design of these transport links shall be in accordance with the Design Manual for Urban Roads and Streets (DMURS).	Y	Y	The proposed development includes a c350 metre section of the NSORR, and has been designed to align with the section of the NSORR permitted under the nearby scheme ABP Ref. ABP Ref. 302141-18.
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)	Y	Y	A total of 1,008 no. car parking spaces are provided within the scheme, in accordance with the Apartment Guidelines (2020) and the Development Plan. Please refer to the Planning Report and Statement of Consistency prepared by DBCL.
PKO 3: To ensure that all public and private car parking facilities are constructed with a permanent durable surface and landscaped to a high standard.	Y	Y	Please refer to the landscaping plans prepared by TBS.



List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
PKO 5: To ensure that adequate and secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.	Y	Y	Secure bicycle parking to serve the proposed neighbourhood centre is provided in accordance with the Kildare County Development Plan.
<b>7.8 Water, Drainage and Environmental Services</b>			
WS 1: To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.	Y	Y	A confirmation of feasibility has been provided by Irish Water, which states that there is sufficient capacity in the water infrastructure to serve the scheme.
WS 2: To minimise wastage in the water supply network and to ensure that new commercial and industrial developments incorporate water conservation measures.	Y	Y	Proposed water infrastructure to serve the scheme has been designed in accordance with relevant standards and guidelines, including measures to conserve water.
WS 3: To preserve free from development the way leaves of all public water mains.	Y	Y	The proposed development respects the existing Irish Water wayleave across the site and maintains this area free from residential development.
WS 4: To ensure that all new developments in Newbridge utilise and connect to existing water infrastructure.	Y	Y	A confirmation of feasibility has been provided by Irish Water, which states that there is sufficient capacity in the water infrastructure to serve the scheme.
WS 5: To ensure that the EU Water Framework Directive is implemented.	Y	Y	The proposed development incorporates measures to protect and maintain water quality.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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.	Y	Y	The proposed development has been designed in accordance with relevant standards and guidelines.
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.	Y	Y	A confirmation of feasibility has been provided by Irish Water, which states that there is sufficient capacity in the water infrastructure to serve the scheme.
WW 2: To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.	Y	Y	The proposed development incorporates separate foul and surface water infrastructure.
WW 4: To preserve free from development the wayleaves of all public sewers.	Y	Y	The proposed development respects the existing Irish Water wayleave across the site and maintains this area free from residential development.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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 (GDSDS) for treating and controlling the discharge of surface water from developments.	Y	Y	The proposed development incorporates SUDS features. Please refer to the Engineering Planning Report prepared by Punch.
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.	Y	Y	The proposed surface water infrastructure has been designed by Punch in accordance with relevant standards and guidelines. Please refer to the Engineering Planning Report prepared by Punch.
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.	Y	Y	On site attenuation is provided such that surface water outfall from the proposed development is limited to greenfield levels. Please refer to the Engineering Planning Report prepared by Punch.
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.	Y	Y	The proposed surface water infrastructure has been designed by Punch in accordance with relevant standards and guidelines. Please refer to the Engineering Planning Report prepared by Punch.
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.	Y	Y	The proposed surface water infrastructure includes petrol and silt interceptors. Please refer to the Engineering Planning Report prepared by Punch.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
SW 8: To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009–2015.	Y	Y	The proposed surface water infrastructure has been designed by Punch in accordance with relevant standards and guidelines to protect and maintain the receiving environment. Please refer to the Engineering Planning Report prepared by Punch.
FRA 1: To apply the general policies, requirements and objectives contained in Chapter 7 (Water, Drainage and Environmental Services) of the Kildare County Development Plan for the purpose of ensuring that flood risk management is fully integrated into the Newbridge Plan.	Y	Y	Please refer to the Flood Risk Assessment prepared by JBA.
FRA 2: To implement the requirements of the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009) and the Newbridge SFRA in the carrying out of functions during the period of the Plan and to update the SFRA for Newbridge as appropriate.	Y	Y	Please refer to the Flood Risk Assessment prepared by JBA.
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).	Y	Y	Please refer to the Flood Risk Assessment prepared by JBA.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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.	Y	Y	Please refer to the Flood Risk Assessment prepared by JBA.
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 (GDSDS) for treating and controlling the discharge of surface water from developments.	Y	Y	The proposed development incorporates SUDS features. Please refer to the Engineering Planning Report prepared by Punch.
<b>7.11 Architectural, Archaeological and Natural Heritage</b>			
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.	Y	Y	An archaeological assessment has been completed by Byrne Mullins & Associates including the test trenching of anomalies identified in the geophysical survey (Licence No: 21E0106). Please refer to the EIAR submitted herewith.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
NH 1: To protect the Natura 2000 sites of Pollardsrown Fen and Mouds Bog, and the Curragh (pNHA), in accordance with the policies and objectives as set out under Chapter 13 of the Kildare County Development Plan 2011–2017.	Y	Y	Please refer to the AA screening Report and NIS submitted herewith.
NH 2: To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats may include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish. Once a locally important habitat has been identified it shall be surveyed to establish its significance and a site-specific conservation plan prepared to establish development guidelines for the area.	Y	Y	The proposed development retains, where feasible, existing vegetation within the site, in particular the trees located along the River Liffey and the hedgerow at the southern boundary.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
NH 5: To conserve and protect the natural habitats in the local river systems. In this regard planning applications must; (a) Identify all ecological habitats and corridors, which are present on the proposed development lands (including hedgerows and masonry stonewalls) that are likely to be affected by the development proposal. (b) Identify any losses to these habitats and corridors, which would result if the application in question was granted (c) Show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors (d) Show that habitat loss will either be offset should the application be granted or is not locally important to the area	Y	Y	The site has been the subject of extensive ecological surveys. Please refer to the EIAR submitted herewith.
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.	Y	Y	Please refer to the NIS submitted herewith.
NH 9: To ensure the favourable conservation status of Natura 2000 sites in the vicinity of Newbridge are protected.	Y	Y	Please refer to the NIS submitted herewith.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
NH 10: To promote the maintenance and, as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service.	Y	Y	Please refer to the NIS submitted herewith.
NH 11: To promote the protection of Annex I and Annex II – Natural Habitats, Animal and Plant Species respectively of Community Interest whose conservation requires the designation of Special Areas of Conservation and Annex IV – Animal and Plant Species of Community Interest in need of Strict Protection of “Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora” which occur within Kildare and adjoining areas.	Y	Y	Please refer to the NIS submitted herewith.
NH 12: To ensure the protection of the groundwaterresources in and around the Newbridge areaand associated habitats and species.	Y	Y	Please refer to the NIS submitted herewith.
NH 13: To promote and support opportunities for enhancement of local biodiversity features, where appropriate.	Y	Y	The proposed development retains, where feasible, existing vegetation within the site, in particular the trees located along the River Liffey and the hedgerow at the southern boundary.



List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
NH 14: To implement measures to control and manage alien/invasive species (e.g. Japanese Knotweed, Giant Hogweed, etc.) and noxious weeds (e.g. Ragwort, thistle, dock, etc.) within the Newbridge area.	Y	Y	The EIAR and CEMP outline measures to control the spread of invasive species.
NH 15: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. In all instances however a minimum buffer of 15 metres of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitats. In the event of lighting being proposed along river corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.	Y	Y	In accordance with the provisions of the Development Plan, a buffer of at least 10 metres is provided to the existing ditch within the site. No works are proposed adjoining the River Liffey.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
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.	Y	Y	Please refer the landscaping plan prepared by TBS.
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.	Y	Y	It is proposed to retain, where appropriate and safe, the existing hedgerow at the southern boundary of the site, which is identified as a Key Hedgerow in the LAP.
GI 5: To ensure all planting within developments is of native species.	Y	Y	The proposed landscaping plan incorporates native species to supplement existing vegetation to be retained at the site.
GI 11: To develop links between larger areas of green infrastructure such as the River Liffey, the banks and buffer zones of the railway/ motorway, the National Stud, the Curragh and the surrounding countryside.	Y	Y	The proposed development includes pathways within the amenity areas beside the River Liffey, which will, in time, connect to future amenity areas along the river.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
GI 13: To ensure replacement planting of semimature trees where mature trees are removed within developments. Semi mature trees are defined by the BSI as 'Trees with an overall height in excess of 4 metres and or a stem girth measurement circumference of 20 centimetres or larger.	Y	Y	The proposed landscaping plan incorporates native tree planting of the appropriate size to replace the existing mature trees to be removed.
GIO 1: To require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified on Map 6, through the provision of new green infrastructure as an integral part of any planning application.	Y	Y	Please refer to the landscaping plans prepared by TBS.
OS 1: To facilitate and encourage a series of high quality open spaces throughout the town, preferably as part of a larger linked network that is available to all ages and accessible to everyone, including people with mobility impairments.	Y	Y	The proposed development includes pathways within the amenity areas beside the River Liffey, which will, in time, connect to future amenity areas along the river.
OS 2: To retain designated open space lands with established recreational uses.	Y	Y	The zoned amenity area within the subject site will be landscaped to improve accessibility and amenity.

List of Policies and Objectives (Chronologically as they appear in the text)	Relevant (Y/N)	Consistent (Y/N)	Refer to:
OS 4: To extend and develop a linear park along both sides of the River Liffey from Tankardsgarden to the M7 Motorway and to continue the development of the riverside park system in accordance with the objectives outlined in Liffey Valley Park, Newbridge Report and the Liffey Valley Strategy 'Towards a Liffey Valley Park.	Y	Y	The proposed development includes pathways within the amenity areas beside the River Liffey, which will, in time, connect to future amenity areas along the river.