

## **Statement of Response to LRD Opinion**

**Lands at Glencarrig House,  
Simmonstown,  
Celbridge,  
Co. Kildare,  
W23Y9PY**

**On behalf of  
Garyaron Homes Ltd.**

August 2022



Planning & Development Consultants  
63 York Road  
Dun Laoghaire  
Co. Dublin  
[www.brockmcclure.ie](http://www.brockmcclure.ie)

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## **1 Introduction**

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed to submit this application on behalf of Garyaron Homes Ltd, Unit H2, Merrywell Business Park, Lr Ballymount Road, Dublin 12 for a residential development proposal including childcare facility at a site at Lands at Glencarrig House, Simmonstown, Celbridge, Co. Kildare, W23Y9PY.

This report is a response to the issues raised in the LRD Opinion dated 11<sup>th</sup> July 2022 following the pre-application process and with regard to the consultation meeting for the application for a Large scale Residential Development on the subject site.

Following consideration of the issues raised during the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Act would constitute a reasonable basis for an application for Large-scale Residential Development.

The Opinion states that the following specific information should be submitted:

### 1: Design Strategy & Height

- a) Visual Impact Assessment and Photomontages/CGI's to include views from Simmonstown Road and Hazelhatch Road. Where possible to include views from the rear gardens of dwellings along 'The Drive' and views from the gable end of the closest dwellings to the site from '1 & 26, The Close'
- b) A report that specifically addresses the proposed materials and finishes having particular regard to the requirement to provide high quality durable finishes which have regard to the surrounding area

### 2: Open Space & Biodiversity

- a) A detailed SUDs strategy, incorporating a sequence of SUDs techniques that work together in series to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development.
- b) A Construction management Plan to include Tree protection measures during construction works on the site. Any tree protection strategy should be informed by the Arboricultural Assessment Report

### 3: Traffic and Transportation Issues

- a) The prospective applicant is requested to examine the junction between the L5062 and the R405 with a view to improvements with VRU facilities, gradients and sight lines.
- b) The prospective applicant is requested to provide for cyclists and pedestrians along the main road frontages on both the L5062 and the R405
- c) The proposed shared facility for vulnerable road users through the parkland area should be a minimum of 3m wide with public lighting in place to ensure proper passive surveillance, safe facilities at night time and adequate room for vrus travel on
- d) Straight sections on the internal roads should be less than 70m to prevent speeding of traffic
- e) The prospective applicant is requested to submit a Site Layout Plan at a scale of 1:500
- f) The prospective applicant is requested to submit a Traffic and Transport Assessment and a stage 1 & 2 Road Safety Audit / Assessment
- g) To provide for Electric Vehicles (EV) charging points within the site
- h) To submit a Construction Management Plan for the development

#### 4: Environment

- a) A detailed Waste Management Plan outlining the overall waste management strategy including that of the proposed apartment block in accordance with the Kildare County Council Waste Presentation byelaws, and in accordance with Policy Refs WM-7 and WM-15 of the County Development Plan, including the following.
  - i. Brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants
  - ii. Clear details of the proposed waste storage facilities for the apartment block, including plans and elevations and
  - iii. Details of how it is proposed to secure the waste management facilities against fly-tipping and vermin

#### 5: Water Services

- a) The SUDs and Drainage Strategy for the proposed development shall comply with the attached WSD SuDs and drainage Strategy Guidance Document for Large Development, GDSDS, CIRIA SuDs manual, Water Sensitive Urban Design Interim Best Practice Guidance Document and surface water drainage policies and objectives of Celbridge LAP and CDP
- b) SUDs and Drainage Design shall comply with GDSDS and other relevant standards and consider utilising 30% climate change factor and 10% urban creep factor
- c) Drainage Design report suggests that surface water outfall to Hazelhatch Park drainage. If private, consent from the owner will be required. Condition and capacity, progress towards taking in charge of Hazelhatch park drainage should also be addressed
- d) Stage 1 Preliminary Design Surface Water Audit undertaken by independent, impartial, accredited and competent consulting engineer shall be submitted with any planning application

#### 6: Irish Water

- a) 2<sup>nd</sup> COF has been received. Infrastructure upgrades are required to facilitate the development.
  - i. Watermain extension required which will be developer funded through a PWSA with IW. Prospective applicant advises the PWSA scope has been agreed. Watermain in Shinkeen Road private according to IW GIS. Consent from owner will be required.
  - ii. Wastewater upgrades include drainage area, Primrose Hill WWPS Upgrade (due for completion Q4 2023) and sewer extension on Shinkeen – Hazelhatch Road for which Coffey awarded DB contract 0322.
  - iii. Drainage Design Report suggests connections will not be required prior to Q4 2023 although these projects are subject to delay.
  - iv. IW have no concerns at this stage regarding connections subject to ongoing engagement by the prospective applicant although KCC Planning department may have different approach and require more certainty regarding available capacity at planning application assessment stage
- b) WSD have advised IW to avoid duplication of Wastewater Pump Stations in the area and to ensure protection of existing watermain during public realm works along Hazelhatch Road.
- c) Water services designs and layouts will be subject to statement of design acceptance which should be submitted with any planning application

7: Other

The following documents are also required

- Community and Social Infrastructure Audit (including schools and childcare)
- Acoustics report (regarding traffic noise, noise from non-residential uses)
- Arboricultural Assessment

A response to each item as numbered 1 to 7 above accompany the application and are discussed in Section 2 of this report.

## 2 Response to Specific Information Required

### 2.1 Introduction

We welcome the conclusion of Kildare County Council that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for Large-scale Residential Development.

The following sections set out how the applicant has addressed KCC's request for specific additional information in respect of the proposed development.

### 2.2 Response to Design Strategy & Height

Kildare County Council has requested a response as well as additional documentation relating to Design Strategy & Height.

#### Observation

Kildare County Council have requested the following:

*Visual Impact Assessment and Photomontages/CGI's to include views from Simonstown Road and Hazelhatch Road. Where possible to include views from the rear gardens of dwellings along 'The Drive' and views from the gable end of the closest dwellings to the site from '1 & 26, The Close'*

#### Response

This LRD application for Glencarrig includes Photomontages and CGI's prepared by 3D Design Bureau. These include views from 'The Drive', although not from the rear gardens of the dwellings here. It is not considered reasonable to request photography from third party lands due to access issues to private property and the submitted information is considered appropriate to give a fair reflection of the proposal from a number of viewpoints. This can be seen below.



View of Subject Proposal from The Drive to the West (Proposal not visible)

There is also a photomontage in this pack which has been taken from the perspective of 'The Close' This can be seen below.



**View of Subject Proposal from The Close to the North**

We refer the Planning Authority to the attached details from 3D Design Bureau for a full selection of views of the proposal from the surrounding area. The submitted photomontages and CGI illustrate that the subject proposal is appropriately set into the existing environment, with additional screen planting provided to further mitigate any visual impacts. View of the Scheme from the Simmonstown Road illustrate the scheme as being well screened through the maintenance of existing trees as illustrated below.



**View of Subject Proposal from Simmonstown Road**

A Visual Impact Assessment has also been prepared by Ronan Mac Diarmada Architects which accompanies this response and any visual impacts associated with the scheme are considered to be moderate due to the retained habitat and trees and consistent with emerging development trends in the area.


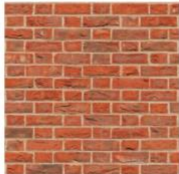
### **Observation**





Kildare County Council have requested the following:

*A report that specifically addresses the proposed materials and finishes having particular regard to the requirement to provide high quality durable finishes which have regard to the surrounding area*

## Response

This LRD application is now accompanied by a Materiality Report which has been prepared by John Fleming Architects. The high quality and durable finishes which will be applied to this development can be seen in the figures below.

Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with Consideration given to Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'	Longevity, durability and low maintenance of materials
Brickwork to the building envelope	<p>Buff brick will be used for the apartments.</p>  <p>Houses will receive a red brick finish to front and selected side facades.</p> 	Requires minimal maintenance and does not require regular replacement

<p>Durable Synthetic Render Finish</p>	<p>Synthetic Render limits the risk of traditional render including cracking, colour fading and algal growth.</p> <p>Provided to Rear and Side walls of Houses together with feature areas of Creche building elevation.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Installation of factory finished double glazed aluminium / uPVC windows and doors</p>	<p>Throughout Apartments and Houses.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Installation of standing seam roofs to porches and dormers, where provided.</p>		<p>Requires minimal maintenance and does not require regular replacement</p>
<p>Installation of factory finished Precast concrete/ steel composite balconies</p>	<p>Apartments will receive steel and glass balconies, which provides for a quality, durable and clean finish.</p> 	<p>Requires minimal maintenance and does not require regular replacement</p>

The proposed materials are designed to be high quality, durable and easy to maintain. This will provide a long life for the development and reduce maintenance costs for future residents. We trust this is to the satisfaction of the Planning Authority

## 2.3 Response to Open Space & Biodiversity

Kildare County Council has requested a response as well as additional documentation relating to Open Space & Biodiversity.

### Observation

Kildare County Council have requested the following:

*A detailed SUDs strategy, incorporating a sequence of SUDs techniques that work together in series to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development.*

### Response

This LRD application is now accompanied by a SUD's Strategy which has been prepared by Kavanagh Burke.

SUDs devices incorporated in the storm water network and attenuation design include:

- Pervious Paving
- Water Butts
- Extensive Green Roofs
- Bioretention Areas
- Irrigation Tree Pits

The above combined measures will serve to provide a cohesive SuDS strategy for the subject site. We refer the Planning Authority to the attached Drainage Design Report by Kavanagh Burke for full details of the proposed measures.

### Observation

Kildare County Council have requested the following:

*A Construction management Plan to include Tree protection measures during construction works on the site. Any tree protection strategy should be informed by the Arboricultural Assessment Report*

### Response

This LRD application includes a Construction Management Plan which has been prepared by Garyaron Homes.

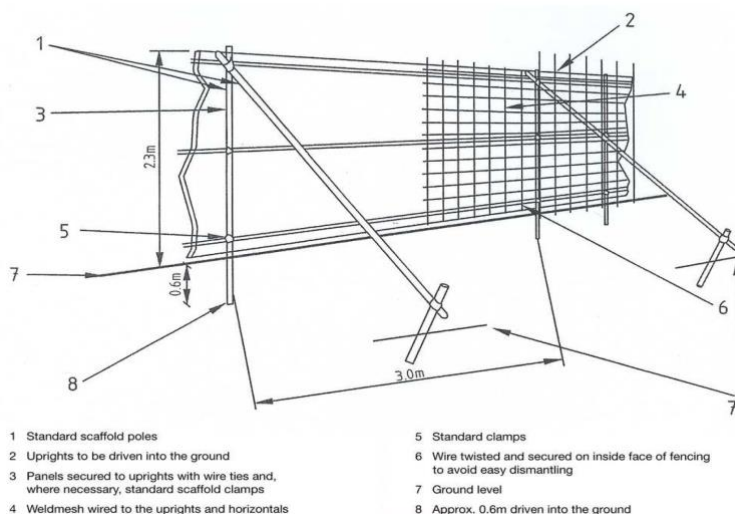
The construction management plan by Garayaron Homes attached to the application documentation includes a range of measures to manage construction practices on site. This includes details of:

- Structure and organisation
- Record keeping and monitoring
- Permits and authorisation requirements
- Emergency procedures
- Site rules
- Activities on or adjacent to the site during the works
- Continuing liaison
- Security Arrangements
- Temporary works Co-ordination
- Works affecting Public Road
- Environmental Restrictions and On-Site Risks
- Design and Construction Hazards

The Construction Management Plan also has regard and refers to the construction mitigation measures outlined in the Ecological Impact Report by Malachy Walsh and

Partners and to the Tree Protection Measures outlined in the tree protection plan by Arborist Associates.

The Tree Protection Strategy produced by Arborist Associates details tree protection measures which are to be applied to this development such as cell webbing, steel plates over roots and protective fencing which can be seen below.



We trust the attached details referenced above will be sufficient to address the requirements of Kildare County Council in relation to Construction Management.

## 2.4 Response to Traffic and Transportation Issues

Kildare County Council has requested a response as well as additional documentation relating to Traffic & Transportation.

## Observation

*The prospective applicant is requested to examine the junction between the L5062 and the R405 with a view to improvements with VRU facilities, gradients and sight lines.*

## Response

The LRD application contains updated documentation from multiple consultants which reflects this. Architectural drawings prepared by John Fleming architects, the Transport Report prepared by NRB and the engineer drawings prepared by Kavanagh Burke now reflect an improved junction at L5062 and the R405. This can be seen in the site plan below.





Proposed Site Layout and Junction Layout

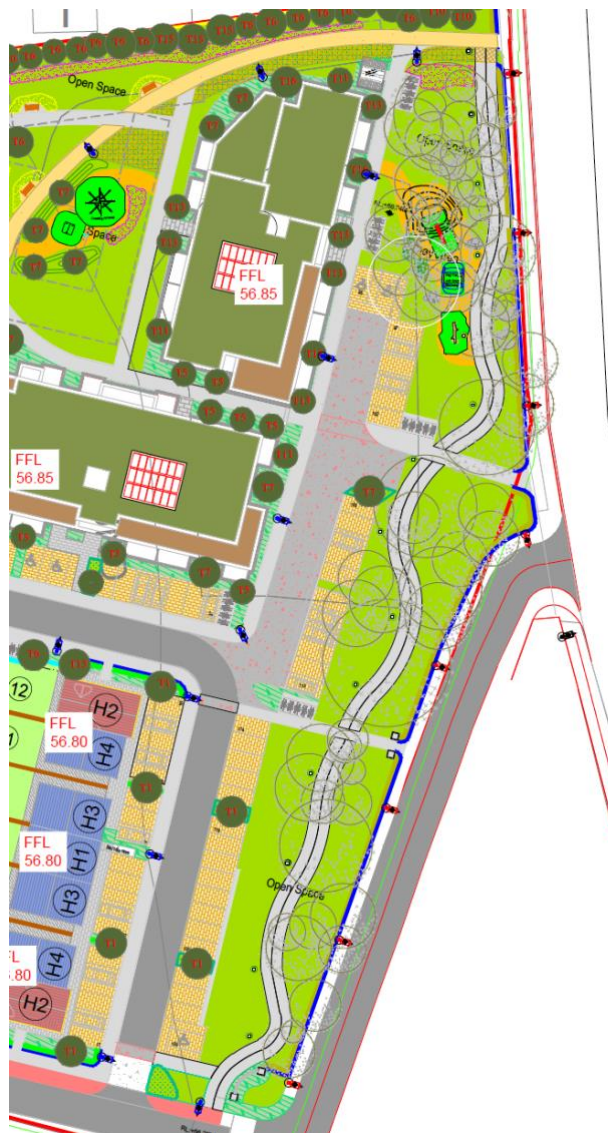
The above details provide significant improvements to the layout of the junction between routes L5062 and R405 to include enhanced facilities pedestrians, cyclists and vehicles. We trust this is to the satisfaction of the Planning Authority.

#### Observation

*The prospective applicant is requested to provide for cyclists and pedestrians along the main road frontages on both the L5062 and the R405.*

#### Response

The current proposal for the subject site includes a pedestrian and cyclist tree lined pathway at the eastern side of the development which will serve Simmonstown Road and Hazelhatch Road. This can be seen in the below image from the Landscape Master Plan by Ronan MacDiarmada Landscape Architects (RMDA) and CGI prepared by 3D Design Bureau below.



Proposed 3m path through on site landscaped area and existing trees



CGI of Proposed 3m Path

The subject proposal includes an additional setback along the L5062 and R405 to provide for additional footpath along the edge of the public road, if required in the future. Given the

shared paths provided within the site this footpath along the edge of the public road is not proposed for construction in the current proposal. This strategy was discussed and agreed with the Planning authority prior to submission.

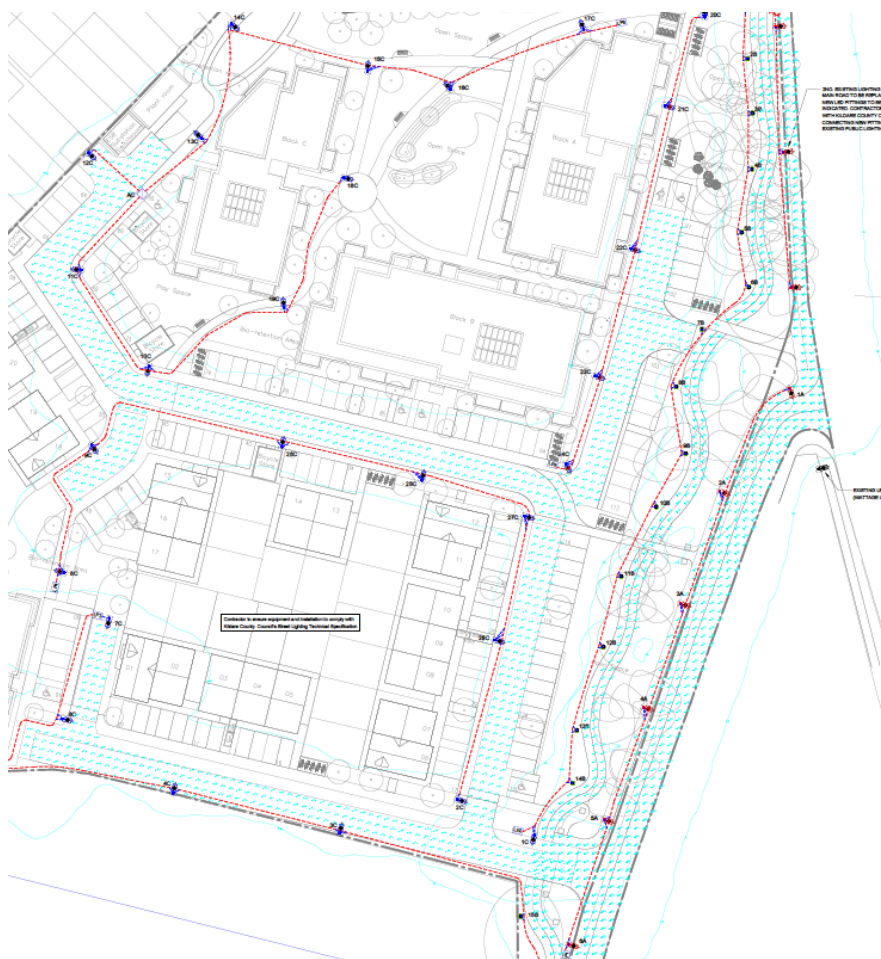
### Observation

Kildare County Council have requested the following:

*The proposed shared facility for vulnerable road users through the parkland area should be a minimum of 3m wide with public lighting in place to ensure proper passive surveillance, safe facilities at night time and adequate room for vrus travel on.*

### Response

The current LRD proposal ensures that the shared pathway at the east side of the subject site is 3m wide and has appropriate public lighting in place. The landscaping layout prepared by RMDA illustrates the shared path in the images shown above. The lighting layout prepared by MandE is indicated below and shows the lighting layout on the wider site as well as in proximity to the shared path.



Proposed Lighting Layout for Subject Site

The proposed path will be lit by low level bollard lighting to allow for minimal impact on the existing trees and to provide adequate lighting for safety along the proposed path. We trust this is satisfactory to the Planning Authority.

### Observation

Kildare County Council have requested the following:

*Straight sections on the internal roads should be less than 70m to prevent speeding of traffic*

**Response**

The current proposal has ensured that all straight sections of road are less than 70m in length. The design statement and architectural drawings prepared by John Fleming Architects reflect this, as well as the Road Safety Audit by NRB Consulting and the Landscape Layout by RMDA.

**Observation**

*The prospective applicant is requested to submit a Site Layout Plan at a scale of 1:500*

**Response**

This Site Layout Plan is included within the architectural drawing pack prepared by John Fleming Architects.

**Observation**

*The prospective applicant is requested to submit a Traffic and Transport Assessment and a stage 1 & 2 Road Safety Audit / Assessment*

**Response**

The current application now includes a Traffic and Transport Assessment as well as a Road Safety Audit prepared by NRB. We refer the Planning Authority to the attached documentation for full details.

**Observation**

Kildare County Council have requested the following:

To provide for Electric Vehicles (EV) charging points within the site.

**Response**

Electric Vehicles (EV) charging points can be provided at suitable locations across the site. Adequate ducting will be provided to car parking spaces to allow flexibility in where electric vehicle parking is located. This will be resolved fully at detailed design stage.

**Observation**

Kildare County Council have requested the following:

*To submit a Construction Management Plan for the development*

**Response**

A Construction Management Plan has been prepared by Garyaron Homes and accompanies this application, with the details referred to in previous sections. We refer the Planning Authority to the attached Construction Management Plan for full details..

**2.5 Response to Environment**

Kildare County Council has requested a response as well as additional documentation relating to Environment.

**Observation**

Kildare County Council have requested the following:

*A detailed Waste Management Plan outlining the overall waste management strategy including that of the proposed apartment block in accordance with the Kildare County Council Waste*

*Presentation byelaws, and in accordance with Policy Refs WM-7 and WM-15 of the County Development Plan, including the following.*

- iv. Brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants*
- v. Clear details of the proposed waste storage facilities for the apartment block, including plans and elevations and*
- vi. Details of how it is proposed to secure the waste management facilities against fly-tipping and vermin*

#### **Response**

A Waste Management Plan has been produced by John Fleming Architects and accompanies this application. This document includes calculations of waste management requirements, details the proposed waste storage facilities and proposes secure waste management facilities against fly-tipping and vermin. We trust this is to the satisfaction of the Planning Authority.

### **2.6 Response to Water Services**

Kildare County Council has requested a response as well as additional documentation relating to Water Services.

#### **Observation**

Kildare County Council have requested the following:

*The SUDs and Drainage Strategy for the proposed development shall comply with the attached WSD SuDs and drainage Strategy Guidance Document for Large Development, GDSDS, CIRIA SuDs manual, Water Sensitive Urban Design Interim Best Practice Guidance Document and surface water drainage policies and objectives of Celbridge LAP and CDP.*

#### **Response**

This application is accompanied by an updated SUDs and Drainage Strategy prepared by Kavanagh Burke.

We refer the Planning Authority to the attached report by Kavanagh Burke that includes details on:

- Surface Water Management
- Runoff Treatment Management Train
- SuDs Devices
- Rainwater Harvesting Systems
- Foul Sewer; and
- Watermain

We trust the attached details are sufficient to address the requirements of Kildare County Council.

#### **Observation**

Kildare County Council have requested the following:

*SUDs and Drainage Design shall comply with GDSDS and other relevant standards and consider utilising 30% climate change factor and 10% urban creep factor.*

#### **Response**

The proposed Drainage Design for the site complies with all relevant standards as set out in the attached Kavanagh Burke Report. We refer the Planning authority to the attached for full details.

#### Observation

*Drainage Design report suggests that surface water outfall to Hazelhatch Park drainage. If private, consent from the owner will be required. Condition and capacity, progress towards taking in charge of Hazelhatch park drainage should also be addressed.*

#### Response

The development will not be discharging to Hazelhatch Park foul network therefore no investigations or surveys will be necessary to determine the extent or capacity of this network. Since the survey is not necessary the client will not be entering into Project Works Service Agreement to carry out any investigations.

A Redacted Deed Documents showing consent to connect to the Hazelhatch Park drainage network has also been included in this application.

#### Observation

Kildare County Council have requested the following:

*Stage 1 Preliminary Design Surface Water Audit undertaken by independent, impartial, accredited and competent consulting engineer shall be submitted with any planning application*

#### Response

A Stage 1 Preliminary Design Surface Water Audit has not been considered necessary at this stage given the extensive stormwater drainage measures proposed across the site. We invite the Planning Authority to include a condition on any grant of permission that would require any stormwater issues to be remedied where necessary at detailed design stage, post planning when an appropriate audit can be completed.

## 2.7 Response to Irish Water

Kildare County Council has requested a response as well as additional documentation relating to Irish Water.

#### Observation

*2<sup>nd</sup> COF has been received. Infrastructure upgrades are required to facilitate the development.*

- v. Watermain extension required which will be developer funded through a PWSA with IW. Prospective applicant advises the PWSA scope has been agreed. Watermain in Shinkeen Road private according to IW GIS. Consent from owner will be required.*
- vi. Wastewater upgrades include drainage area, Primrose Hill WWPS Upgrade (due for completion Q4 2023) and sewer extension on Shinkeen – Hazelhatch Road for which Coffey awarded DB contract 0322.*
- vii. Drainage Design Report suggests connections will not be required prior to Q4 2023 although these projects are subject to delay.*
- viii. IW have no concerns at this stage regarding connections subject to ongoing engagement by the prospective applicant although KCC Planning department may have different approach and require more certainty regarding available capacity at planning application assessment stage.*

### **Response**

A consent letter from the owner of the watermain at Shinkeen Road has been acquired by Garyaron Homes and now accompanies this application.

The required infrastructural upgrades have been acknowledged by Garyaron Homes as well as the desired completion date of Q4 2023.

The client recognises the need for ongoing engagement with Irish Water.

### **Observation**

*WSD have advised IW to avoid duplication of Wastewater Pump Stations in the area and to ensure protection of existing watermain during public realm works along Hazelhatch Road.*

### **Response**

The need to avoid duplication of water pumps has been noted by the client. The protection strategy for existing watermains during site works has been noted within relevant documentation by RMDA and Kavanagh Burke

### **Observation**

*Water services designs and layouts will be subject to statement of design acceptance which should be submitted with any planning application*

### **Response**

All relevant designs and layouts regarding water services have been prepared by Kavanagh Burke in compliance with standard Irish Water requirements. We refer the Planning Authority to the attached details for further details.

## **2.8**

### **Response to Other**

Kildare County Council has requested the following documents.

- *Community and Social Infrastructure Audit (including schools and childcare)*
- *Acoustics report (regarding traffic noise, noise from non-residential uses)*
- *Arboricultural Assessment*

### **Response**

A Community and Social Infrastructure Audit has been prepared by Brock McClure and accompanies this application. This report sets out the existing employment, leisure facilities, schools, childcare facilities and other amenities in proximity to the site. The subject site is well located in terms of existing facilities and provides a new childcare facility within the scheme. We refer the Planning authority to the attached report for full details.

An Acoustics report has been prepared by iAcoustics and accompanies this application. The acoustic assessment shows that all dwellings are expected to comply with relevant noise level criteria, as well as external amenity spaces. We refer the Planning authority to the attached report for full details

An Arboricultural Assessment has been prepared by Arborist Associates and accompanies this application and illustrates the measures undertaken to preserve as many existing trees as possible in the proposed scheme.

### **3 Conclusion**

We trust that the above report and enclosed documentation address the issues raised in Kildare County Council's Opinion. All relevant details are further addressed in the revised design, now proposed and we ask KCC to refer to the complete application package for full details of the proposal now put forward.

## **4 Appendix – Kildare County Council LRD Opinion**



Date: 11/07/2022  
Ref.: LRD 202201

**REGISTERED POST**

Garyaron Homes  
C/o Brock McClure  
83 York Road  
Dun Laoghaire  
Co. Dublin

**Planning & Development Act 2000 (as amended)  
Notice of LRD Opinion: Large-scale Residential Development**

Reference Number: LRD202201  
Application Received Date: 20/05/2022  
Meeting Date: 14/06/2022  
LRD Opinion: 11/07/2022

**The Proposed Development will consist of:**

- (a) The demolition of existing buildings on site and the existing front boundary treatment (total area approx. 800sqm)
- (b) The construction of a new residential and creche scheme of 137 no. residential units, a mixture of houses and apartments ranging from 2 – 5 storeys in height; and all associated site and infrastructure works at Glencarrig, Hazelhatch Road, Celbridge, Co Kildare.

The Planning Authority refers to your request pursuant to section 32 of the Planning and Development (Large Scale Residential Developments) Act 2021. Section 32D of the Act provides that the planning authority shall provide an opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an application for permission for the proposed LRD.

Following consideration of the issues raised during the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Act **would constitute a reasonable basis** for an application for Large-scale Residential Development.

Furthermore, pursuant to Article 16A of the Planning and Development (Large-scale Residential Development) Regulations 2021 the applicant is hereby notified that, in addition to the requirements of Section 32D, notify the prospective LRD applicant that specified information in addition to the requirements of Article 23, the following specific

information should be submitted with any LRD application for permission for the proposed development.

#### Design Strategy and Height

- a. Visual Impact Assessment and Photomontages/CGIs to include views from Simmonstown Road and Hazelhatch Road. Where possible to include views from the rear gardens of dwellings along 'The Drive' and views from the gable end of the closest dwellings to the site from '1 & 26 The Close'.
- b. A report that specifically addresses the proposed materials and finishes having particular regard to the requirement to provide high quality durable finishes which have regard to the surrounding area.

#### Open Space and Biodiversity

- a. A detailed SUDs strategy, incorporating a sequence of SuDS techniques that work together in series to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. see water services section below.
- b. A Construction Management Plan to include Tree protection measures during construction works on the site. Any tree protection strategy should be informed by the Arboricultural Assessment Report

#### Traffic and Transportation Issues

- a. The prospective Applicant is requested to examine the junction between the L5062 and the R405 with a view to improvements with VRU facilities, gradients and sight lines.
- b. The prospective Applicant is requested to provide for cyclists and pedestrians along the main road frontages on both the L5062 and R405.
- c. The proposed shared facility for vulnerable road users through the parkland area should be a minimum of 3m wide with public lighting in place to ensure proper passive surveillance, safe facilities at night time and adequate room for vrus travel on.
- d. Straight sections on the internal roads should be less than 70m to prevent speeding of traffic.
- e. The prospective Applicant is requested to submit a Site Layout Plan at a scale of 1:500 addressing point 5 of the Roads Report.

- f. The prospective Applicant is requested to submit a Traffic and Transport Assessment and a stage 1 & 2 Road Safety Audit/Assessment (see points 6 and 7 of the Roads Report in Appendix B)
- g. To provide for Electric Vehicle (EV) charging points within the site
- h. To submit a Construction Management Plan for the development.

#### Environment

- a. A detailed Waste Management Plan outlining the overall waste management strategy including that of the proposed apartment block in accordance with the Kildare County Council Waste Presentation byelaws, and in accordance with Policy Ref's WM-7 and WM-15 of the County Development Plan, including the following:
  - (i) Brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants,
  - (ii) Clear details of the proposed waste storage facilities for the apartment block, including plans and elevations, and
  - (iii) Details of how it is proposed to secure the waste management facilities against fly-tipping and vermin.

#### Water Services

- a. The SuDS and Drainage Strategy for the proposed development shall comply with the attached WSD SuDS and Drainage Strategy Guidance Document for Large Development, GDSDS, CIRIA SuDS Manual, Water Sensitive Urban Design Interim Best Practice Guidance Document and surface water drainage policies and objectives of Celbridge LAP and CDP.
- b. SuDS and Drainage Design shall comply with GDSDS and other relevant standards and consider utilising 30% climate change factor and 10% urban creep factor.
- c. Drainage Design report suggests surface water outfall to Hazelhatch Park drainage. If private, consent from owner will be required. Condition and capacity, progress towards taking in charge of Hazelhatch Park drainage should also be addressed.
- d. Stage 1 Preliminary Design Surface Water Audit undertaken by independent, impartial, accredited and competent consulting engineer shall be submitted with any planning application.

#### Irish Water

- a. 2nd CoF has been received. Infrastructure upgrades are required to facilitate the development.
  - I. Watermain extension required which will be developer funded through a PWSA with IW. Prospective applicant advises the PWSA scope has been agreed. watermain in Shinkeen road private according to IW GIS. Consent from owner will be required.
  - II. Wastewater upgrades include Drainage Area Plan, Primrose Hill WWPS Upgrade (due for completion Q4 2023) and sewer extension on Shinkeen-Hazelhatch road for which Coffey awarded DB contract 0322.
  - III. Drainage Design Report suggests connections will not be required prior to Q4 2023 although these projects are subject to delay.
  - IV. IW have no concerns at this stage regarding connections subject to ongoing engagement by the prospective applicant although KCC Planning department may have different approach and require more certainty regarding available capacity at planning application assessment stage.
- b. WSD have advised IW to avoid duplication of Wastewater Pump Stations in the area and to ensure protection of existing watermain during public realm works along Hazelhatch road.
- c. Water services designs and layouts will be subject to a Statement of Design Acceptance which should be submitted with any planning application.

Other

The following documents are also required:

- c. Community and Social Infrastructure Audit (including schools and childcare)
- d. Acoustics Report (regarding traffic noise, noise from non-residential uses)
- e. Arboricultural Assessment Report (see Parks report)

Date: 11/07/2022

  
Senior Executive Officer, Planning  
Kildare County Council

**Note 1:**

Under section 32E of the Planning and Development (Amendment) (Large-scale Residential

Development) Act 2021, neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

**Note 2:**

The LRD Opinion will be valid for 6 months from the date of this letter. A planning application must be submitted within 6 months of receipt of the LRD Opinion or the applicant must re-commence the pre-application consultation process.

## **APPENDIX A**

1. Minutes of Section 247 Consultation Meeting – 27/01/22
2. Minutes of LRD Opinion Meeting – 14/06/22

## **PP 5300 – Garyaron Homes Ltd.,**

27<sup>th</sup> January 2022

### **In attendance**

<b>KCC</b>	<b>Garyaron Homes</b>
Eoghan Lynch – S.E.P Planning	Laura Brock
Danielle Cantwell Exec. Planner	Orla Hannon
George Willoughby – S.E.E Roads	Matthew Redmond - JFA
Carmel O'Grady – S I Parks	Patrick Kavanagh
Anthony Hogan MD Engineer	Brendan Dineen
Patrick Henderson - Housing	Seamus Nolan NRB
Chanel Ryan – Fire Officer	Ronan MacDiarmada
Ali Robinson – Irish Water	Declan O'Sullivan
David Lee – Irish Water	
Earnan McGee - Environment	

**Eoghan Lynch (EL) S.E.P Planning** welcomes everyone to the meeting

**Laura Brock (LB)** – This is our first LRD meeting. We had a meeting on a different number of units hopefully you are familiar with the scheme - 138 Residential units and a creche, that number was increased following our first meeting as the issue of density and layout was raised. We ended up with 115 apartments and 23 houses, and that density brings us up to 66 units per hectare which is obviously in lie with the Strategic Planning Policy but is just above your 35-50 as iterated in the County Development Plan. We are at 5 storeys on the apartments, and we have managed to achieve 20% public open space. Key focus of this open space is the retention of the mature trees along the main road. We are at 143 carparking spaces. We are above 1 is to 1 but not quiet at the CDP recommendations. I will hand you over to Johns Office to talk you through the scheme.

**Brendan Dineen (B.D)** – The current site is occupied by a single dwelling house known as Glen Carrig, it has extensive gardens, its on 2.1 hectares between Hazelhatch Park and Simmonstown KDA. This location is close to the train station. The scheme is a mix of houses and apartments. The apartments are 3 and 4 with a set back 5<sup>th</sup> floor, there all clad with brick. Every unit is designed to meet the requirements of local and national developments. There is 138 units consisting of 23 houses and 115 apartments. The apartments are broken down into 54 1 bed and 61 2 bed, stand alone creche, open space distributed around the site. Preservation of the trees around the development with a large body of open space between the road and the development. Formal park framed by the apartment scheme, pocket park which leads to a liner park which leads down to the Simmonscourt development land – connectivity with the KDA. The

Roadway is located immediately on the boundary which should allow for operations in the KDA masterplan of cycle ways, pedestrian linkage and access onto the Simmonstown Road. The existing tree line on the road we have maintained at least 25 trees in spite of the widening of the road proposals.

Red brick finish is carried throughout the development, 3 storey dwellings on the corners.

Eoghan introduces Irish Water to the meeting as this would be the 1<sup>st</sup> protocol for this meeting.

**David Lee (DL) -Irish Water**

I want to confirm IW did issue a confirmation of feasibility on this proposed development, this was issued on the 30<sup>th</sup> November '21 subject to local upgrades, and those upgrades have all been specified in our confirmation feasibility response.

Relating to the Water Connection – the connection would require laying new main connection within the existing network also pipe upgrade works would be required in relation to the bridge crossing opening in Celbridge Town itself. What IW is proposing to do there is to upgrade pipes that are crossing the bridge approx. 90m upgrade, this could require third party consent, this may take some time, we should be trying to achieve this prior to lodging application. In relation to Wastewater, in addition to the upgrade works we also required and further investigation works were carried out around the available capacity. We would require the applicant to enter into a public service works agreement to iron out those investigation works. In summary the connection.

Another minor point in relation to the eastern boundary of the site along Hazelhatch Road, there is existing IW infrastructure going along the road and IW would suggest is a standard separation distance are achieved and it possibly will require post decision engagement with the diversions team to ensure there is no damage to IW assets as part of the proposed development, this is not a showstopper. Public Realm works along the road east of the site so David Hall asked me to mention this as there may be a diversion there to facilitate those works. IW will follow up with David Hall on this.

**EL** – If there's no capacity available, we are precluded from granting permission it's not something we will allow. We don't grant permission leaving upgrades to chance. I would urge you to keep in touch with IW. It maybe premature to rush on the application without knowing this. David Hall (Water Services Dept) is not here today, he has informed me that he will be available to discuss Surface Water & Flooding. You may be aware that there is a more detailed Flood Investigation regarding Hazelhatch stream and the general area, we have updated flood maps and they are published on the website and I will send you the link for them.

I appreciate that this development has changed for the one you originally proposed, we asked you to look at the layout and typology, you have done that, Laura you have

highlighted the densities that are in the plan and that you have gone above that, not withstanding we asked you to go back and look at the typology we did not a significant increase in density. You still need a layout that works, and densities are consistent with the plan. We have core strategy, there is a significant amount of development permitted in Celbridge over the past two years. The location and site are edge of suburban. I accept there is the train station nearby and this is certainly an argument in your favour. The site itself, it's the typology and density and working around particularly the trees which is why you departed towards the apartments. It seems to be more towards the higher end and beyond of what is permitted in the LAP, and similarly the heights obviously we are looking at SPPR's, 5 storeys is not permissible in the LAP, you have to demonstrate you are consistent with SPPRs and include justification for the height.

**C O'Grady (C. O'G) – Superintendent Parks Depart.**

Our main focus is on the open space and trees. The parks open space requirements are standard landscaping conditions and play requirements, this has been forwarded for your attention. I have walked this site and I am familiar with it, my comments are; It's a tight site, it's a mature site, there are some notable trees that could do with retention and protection and what I mean by that is actually retain them and protect them in real terms, for example along the open space on the eastern boundary you have that mature band of trees, some are being retained and protected, when you take out trees you open up the other trees to being vulnerable. your plans should be real, your sequence of drawings must work together, your engineering, your above ground and below ground architectural drawings, your layout drawing, because the most damage is done to trees at commencement of site works and opening up of the site. On the southeastern boundary you have some carparking that is quite close to the trees, is there a possibility to widen out that band of open space area so that you have your end proposed construction is further away from the trees and there might be retention for that in that area. The Northern boundary onto the northwestern boundary adjacent the court, there are some pine trees, - there might be potential to retain and protect those trees. Apartment block B – there is a mature Walnut Tree, these are significant because they are not that common is there potential to locate the open space around this mature walnut tree to see if you can retain and protect it. There is a mature horse chestnut in the vicinity of the creche and pocket area. Can you look at your layout be mindful of what Eoghan has said about density and mix and see if there potential to retain a little bit more in effect of what you are already trying to keep.

**George Willoughby (GW) – Roads Department**

We had a look at this site – Cycle and walking are key issues for us at the site, we would be recommending there should be facilities for walking and cycling on the edge of that road, the site boundary and also along the Hazelhatch Road. Obviously to retain the mature trees will be a challenge but ideally, we would like to see cycling and

walking facilities on the site boundary. Passive surveillance is a big issue for us to ensure safety for pedestrians and cyclist both from the public road and residential area.

**Seamus Nolan-(SN)**

We have the footpath and cycle lane on the Hazelhatch Road, on Simmonstown Road we have a footpath, we don't have a cycle track, the footpath is pushing us very close to the trees. You can come into the development from the Hazelhatch Road.

**GW-** I do appreciate you are trying to retain the trees and I do appreciate what your trying to do with the footpaths and cycle lanes.

The estate road coming in, you're proposing a cycle track, don't have an issue with that.

The entrance is far away from the junction, site visibility should be ok there, the footpath facility at the linear path, I would flag a cycle path should be there.

Internal roads, minimum of 5.5m, 2m footpaths, straight sections of the road should not be longer than 70m, horizontal curvature required there.

Carparking, you know the standards we have, Seamus can you outline what the parking proposals are at the moment?

**SN** -At the moment the houses are at 2 per houses and the apartments are at ratio of 0.8/0.85- given their apartments, - 13 minutes to train station, close to all the buses in the area and a quick walk into the town centre, I thought was a reasonable number

**GW-** You will need to make a strong case for that.

You would require a TTA because of the scale of the development, and RSA, which is a standard requirement for us. Traffic Analysis should be carried out for the HGV's.

Access to and from the creche is on a corner, there should be proper parking facilities there, we would a bit more detail off you with regard to that, we would normally recommend 10% visitor carparking spaces in the development and electric charging points.

**SN-** The creche won't need too many spaces and it will only be drop off and collection, but I will look at this again.

**Ronan MacDiarmada (R. MacD)** — Is there any possibility to bring the cycle paths through the trees? Our feeling is people prefer cycling through among the trees instead of on the roads. Also is there a possibility for horizontal build outs to be build out for trees, and also is there a possibility in Block C & right of Block B to be shared surface or pedestrian priority so we can tighten up on the roads to allow for more open space?

**GW** – The cycle way through the trees, normally we would recommend infrastructure goes in the side of the public road, key issue would be open to the public, no gates fully open 24/7, would need to be fully lit up, passive surveillance is a big issue. Ideally, we would like pedestrians to have a dedicated walkway, normally that would be our position on it. We are worried about pedestrians and motorists sharing the one surface, potential conflict there from a safety point of view. Acoustic noise assessment carried out and be mindful of the Kildare Noise Action Plan.

**Patrick Henderson – Housing Section**

Part V – if its houses we like a pepper pot and if its apartments we like a block. Ground floor apartments if we could get shower rooms instead of baths if possible and a lift to the other apartments floors.

**LB** – We will get back to you on that.

**Chanel Ryan – Fire Officer**

Our concern is the height of Block A & Block B, anything over 10m would require hydraulic platform access, the layout there with the carparking spaces in front of it would not meet the requirements of Diagram 32 of the Technical Guidance Document with regard to how close we get to those apartment blocks. There is other ways around this but that would bring in sprinkling or dry mains in the building, but it would bring an issue with maintenance there. The roads would need a swept path analysis, of all of the turning facilities provided throughout the site to ensure the appliance can get in and any where up at the apartments would need the swept path analysis carried out for just for the appliance but also the hydraulic platform which is a much longer vehicle and a much more difficult vehicle to manouver. Water for firefighting on site we would be looking for 35 litres per second at 2 bar pressure for 60 seconds in the mains, we would have to look at the current pressure in the area. Fire safety certificates for the apartments.

**Earnan McGee – Environment Section**

If you're importing or exporting material to the site, you will a quantity as part of the application. Permits might be necessary for importation or exportation. We would expect you to submit an outline Construction Demolition Waste Management Plan to cover the construction phase of the development in line with the normal guidelines and it might flag in that if you're proposing to use Article 27. We would ask you to submit an Operational Waste Management Plan. Suitable screening for passersby. Operation Noise Report. We would likely impose a condition to submit a construction phase plan. If you are doing trial holes just mention that no buried waste on the land.

Eoghan - Anthony Hogan is there any restrictions in terms of construction traffic management?

**Anthony Hogan- Area Engineer**

The construction waste management plan should include items such as – proposed haul routes, any stage taken out of the site, I think you should also include a wheel wash facility and make sure all vehicles leaving the site should not be leaving stuff on the public road and noise levels during construction should be considered as well given the fact there is existing residential properties in the area.

**EL** – Design finish of the apartments – we will be looking for a high standard of finish, the brick finish approach is fine – details will need to be provided, due to the height you will need shadow analysis, if there is any north facing single aspect apartment- there is a requirement that they would be overlooking substantial park land or waterways and, in this instance, your open space or development would meet that description.

Planting should be shown including bio-diversity.

**Danielle Cantwell (DC) Executive Planner**

To be clear on high standard finish. There will be plenty of interest on this development so the finish should be of high quality given the location.

**LB** – I would like more feedback on the layout and the density. I not clear whether we are heading in the right direction on this layout. We have identified a high-density portion of the site, we can look again at the comments Carmel made on those trees. We can look at the density again.

**EL** Northwest near Block C - not enough passive surveillance, it's a hostile area, you maybe able to look at that again the reorientation of block c to take into account the tree Carmel mentioned. I see this as a problem area. Also, the Creche and set down of Creche movements of cars, its on a corner there, again hostile for pedestrians. Pedestrians routeway at the southeast of the site – you must make sure there is sufficient passive surveillance. I have concerns dual frontage is not always an answer, just have a look at that.

**C. O'G.** – When you only have a small number of houses that side on, front on that access, pedestrian doors onto open space you're putting a huge onus on owners to supervise this area, needs to be addressed in the short time that there is enough passive surveillance, because this becomes nightmare of those residents, I think you need to design this out and it could become a problem in the short term.

**EL-** Thanks everyone for your comments, the meeting concluded.



Eoghan Lynch

Senior Executive Planner

Date: 7<sup>th</sup> February 2022



Ciara Pierce ASO Planning



# Kildare County Council

## Comhairle Contae Chill Dara

Áras Chill Dara, Devoy Park, Naas, Co. Kildare  
Telephone: 045-980845; Fax: 045-980834; Email: [preplanning@kildarecoco.ie](mailto:preplanning@kildarecoco.ie)

### Minutes of Pre-Planning Meeting

Meeting Date: 14/06/2022	PP Ref. No.: LRD202201 (Stage 2)

<b>Applicant</b>	<b>Development Address</b>
Garyaron Homes	Glencarrigh, Hazelhatch, Celbridge

<b>Proposed Development</b>	LRD of 138 Residential units & creche
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#### Attendees

<u>For KCC</u>	<u>For Applicant</u>
Kehinde Oluwatosin (KO) – Senior Executive Planner Oisin Boland - (OB) - Assistant Planner George Willoughby - (GW) Senior Executive Engineer Roads Joe Keane (JK) – Executive Engineer Roads David Hall (DH) – Senior Executive Engineer Water Services David Lee (DL) – Irish Water Sinead Bonner Clerical Officer  <b>Absent – Parks Department</b>	Laura Brock (LB) – Brock McClure Agent Brendan Dineen (BD) – John Fleming Architects Ronan Mac Diarmada (RMD) – Landscape Architect Eoin Reynolds (ER) – Road Engineer Bartosz Kedzierski (BK) – Kavanagh Burke Declan O’Sullivan – Kavanagh Burke Ross Bryant – JBA Consulting Orla Hannon – JBA Consulting Felim Sheridan – Arborist

The applicant is advised in accordance with Section 247 (3) of the Planning & Development Acts 2000 (as amended) that ‘the carrying out of consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings’.

#### Notes of Meeting

KO opened this meeting advising that this is a Section 32 LRD meeting to enable KCC to form an opinion. Planning Authority will then prepare LRD opinion which will be sent out 4 weeks after this meeting. This opinion will expire after 6 months.

LB confirmed they have amended their proposal in response to comments from the various KCC departments they had consulted with previously. They have done the following:

- Revisited density and design rationale
- Made changes to layout, redesigned & relocated creche
- Have a lot of detail on designing landscape and dealing with trees
- Have secured feasibility agreement with Irish Water.

GW advised the following:

- Will issue Roads comments to Planning Dept to send to applicant
- VRU facilities on boundary of site – how are they to be installed to be provide safety for pedestrians & cyclists
- Are aware that trees are a key issue with regard to VRU facilities – need to see design to show that it is safe for all road users
- If path is shared facility for pedestrians & cyclists, they would recommend 3m width
- Show where public lighting near trees as this area will be used 24/7
- Junction at regional roads needs to be upgraded – tightened use for VRU's to cross safely
- No issue with site access

BD advised that the existing trees are mature. Simmonstown Road is being widened and there will be a pedestrian path running the open space. There will be multiple connections to the development and footpaths will have visibility.

RMD advised they may vary widths at different points of the path to accommodate 3m and leave the area at trees at 2m. Pathway will be lit up. Will provide detailed proposal and drawing of pathway in application. Path will be open to general public.

JK advised the following:

- Permeability within Hazelhatch development to link with adjoining estate could be mutually beneficial to both developments. ABP would also support permeability in the area.
- Electric charge points – residents should be able to charge their cars overnight using their own electricity. Show design how apartments would be accommodated and visitor parking for electric charge points
- Acoustic design statement required
- DMURS guidelines to be followed
- Permeable paving should be interlocking – SMA asphalt recommended as it is non skid

LB advised they will look at future proofing development for linkage with adjoining development so that this can be done if both developments agree to it

GW recommended engaging with developer/management company of neighbouring development

DL advised the following:

- Confirmation of feasibility has been issued
- Public works service agreement required
- Primrose Hill wastewater upgrade works should be completed by 2023 which would be done before development is completed
- Stormwater separation should not be an issue as upgrade works will be completed

KO advised the following:

- Rationale for height and mass strategy needs to be reiterated
- SUDs documentation – need drainage reports, attenuation tank & green roof in apartment blocks, require mapping and visual for proposed measures
- Tree preservation & retention – existing treeline through Apt Blocks B & C are being removed, require justification for removal of trees
- Prepare construction management plan – include how trees will be protected throughout the development of the site
- Part V commitment should be agreed with Housing Dept before application is made – liaise with Housing Dept

OB advised the following:

- Substation and Plant Room on NW boundary – do report on noise impact on residential units
- Identify bin and bicycle storage for mid terrace houses on drawings

DH advised the following:

- Continue dialogue with Irish Water re required upgrade to facilitate connection for development
- Flood risk assessment required – refer to Hazelhatch flood study and model has been carried out and Water Services will have to validate findings of their assessment. Recommend consulting with flood risk engineers. Important flood risk strategy agreed prior to planning application being submitted.
- The submitted SuDS strategy is limited – need to incorporate rain water harvesting in management company buildings. Prioritise SuDS strategy and then discuss with Water Services & Parks Depts and agreed with them before Planning Application submitted.
- Look at condition and capacity of surface water runoff at existing Hazelhatch system
- Consider retention ponds, bioretention areas
- Use roadways to discharge runoff directly and housing units with hardstanding roofs should use rain gardens and planters for run off
- Site investigation will be required

KO agreed with David Hall re SuDS strategy and plan needs to be clear especially regarding flood risk and green vegetation on site.

As Parks were unable to attend meeting applicant needs to liaise with Parks Dept in next few days.

Meeting then concluded.



Signed:

\_\_\_\_\_  
Kehinde Oluwatosin

Signed:

\_\_\_\_\_  
Clerical Officer (Minutes Taker)

## **APPENDIX B**

### **Internal Reports from Service Departments**

1. Roads, Transportation & Public Safety
2. Environmental Section
3. Water Services
4. Parks Section

# **Kildare County Council Roads, Transportation & Public Safety Department Pre- Planning Report**

**LRD 2 - 202201**

**Garyaron Homes - Large Residential Development- Residential  
Units at Glencarraig, Hazelhatch Road, Celbridge**

**Date: 14/06/2022**

1. The Applicant is requested to examine the junction between the L5062 and the R405 with a view to improvements with VRU facilities, gradients and sight lines.
2. The Applicant is requested to provide for cyclists and pedestrians along the main road frontages on both the L5062 and R405.
3. The proposed shared facility for vulnerable road users through the parkland area should be a minimum of 3m wide with public lighting in place to ensure proper passive surveillance , safe facilities at night time and adequate room for vrus travel on.
4. Straight sections on the internal roads should be less than 70m to prevent speeding of traffic.
5. The Applicant is requested to submit a Site Layout Plan at a scale of 1:500 indicating:
  - a. Vehicular parking to be in accordance with Table 17.9 of Chapter 17 of the Kildare County Development Plan 2017 – 2023.
  - b. Corner radii and lines of sight at junctions to be in accordance with the Design Manual for Urban Roads and Streets (DURS) 2019.
  - c. Longitudinal gradients to be in accordance with the Design Manual for urban Roads and Streets (DMURS) 2019.

- d.** The way surface water runoff is collected, disposed of, at the vehicular entrance and not discharged onto the public road network. Finished ground levels and falls to be indicated on this drawing.
- e.** Dished kerbs incorporating tactile paving at pedestrian crossing points within the development site and at entrance on the public road network.
- f.** The Main Access Road within the Development should be 6 metres wide with side roads of 5.5 M. 2-metre-wide footpaths and a 1-metre-wide grass verge should be provided internally for roads of the application site. Circulation aisles at parking areas to be a minimum of 6.0 metres in width. Footpaths to be a concrete finish, 2.0 metres wide with applicable kerb upstands.
- g.** Details of 30 km/h Slow Zones signage and their respective locations in the residential development in accordance with the Department of Transport, Tourism and Sport's traffic signs advice note TSAN-2016-02.
- h.** Surface water attenuation within the application site and surface water disposal arrangements located at public open space. This shall be in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and the recommendations pertaining to Sustainable Urban Drainage Systems (SUDs).
- i.** 2.0-metre-wide footpaths.
- j.** Bicycle parking arrangements to be in accordance with Table 17.10 of Chapter 17 of the Kildare County Development Plan 2017 – 2023 to reduce car-based journeys to and from the developments. Bicycle parking is to have passive surveillance, secure arrangements, adequate lighting and shelter from the weather. The applicant is also to provide associated staff welfare facilities in accordance with Section 17.7.7 Of Chapter 17 of the Kildare County Development Plan 20017 – 2023.
- k.** Signage and road markings to be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.

6. The Applicant is requested to submit a Traffic and Transport Assessment in accordance with the NRA (TII) Traffic and Transport Assessment Guidelines (May 2014) to include the traffic impact on junctions.
7. The Applicant is requested to submit a stage 1 and 2 Road Safety Audit / Assessment (RSA) by an independent approved and certified auditor. The RSA is to assess:

- a. The internal areas of the proposed residential development.
- b. The interface with the existing public road / footpath network.

The Applicant is requested to make the necessary changes to the design proposals following the stage 1 and 2 RSA. The applicant is requested to note that if the application is subsequently granted, then the applicant will be required to carry out a stage 3 audit / assessment.

8. The Applicant is requested to prepare a Quality Audit on the following: the footpath provision through the development; the Permeability Links to Railway Station, Celbridge Town Centre and ease of access to surrounding neighbourhoods (Hazelhatch Avenue). The Linkage should allow for Active Travel such as walking and cycling.

9. The Applicant is requested to prepare a design for the Permeability Links. In the detailed solution, the Applicant is requested to consider the following: personal security; legibility; quality of the environment, maintenance, lighting, and passive surveillance.

The Applicant is requested to refer to the document Permeability Best Practice Guide (National Transport Authority).

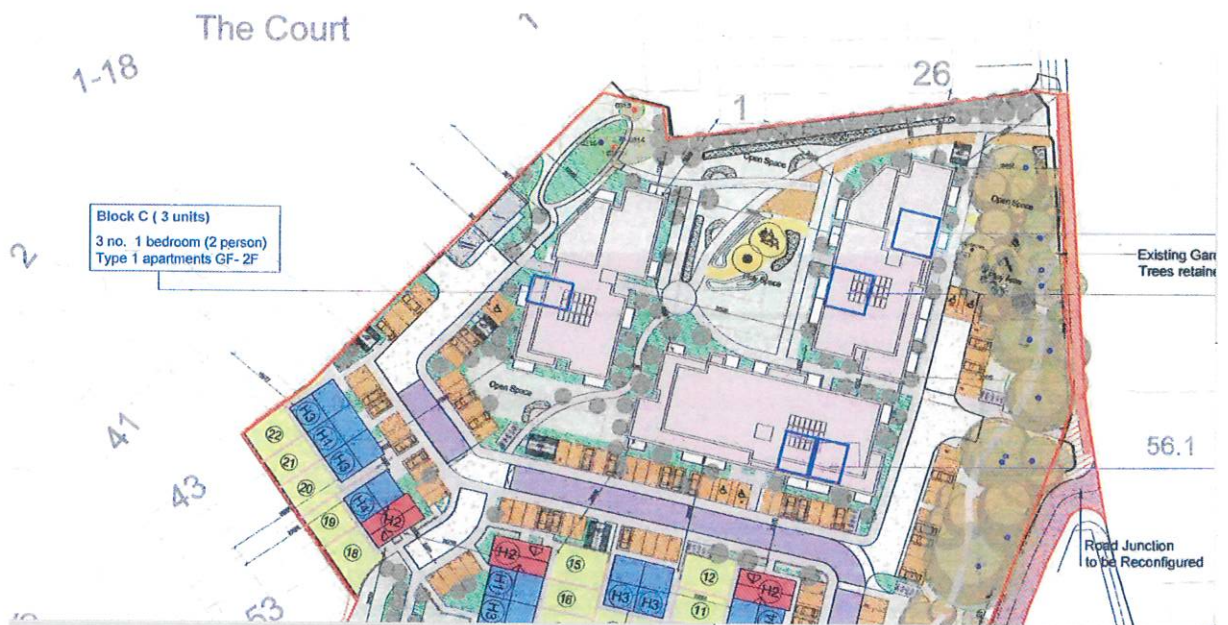
The Applicant is requested to note that there is a management company and a residents' association in the adjoining Hazel hatch Avenue. The detailed proposals should be mutually beneficial to stakeholders and allow for the early completion of the permeability link.

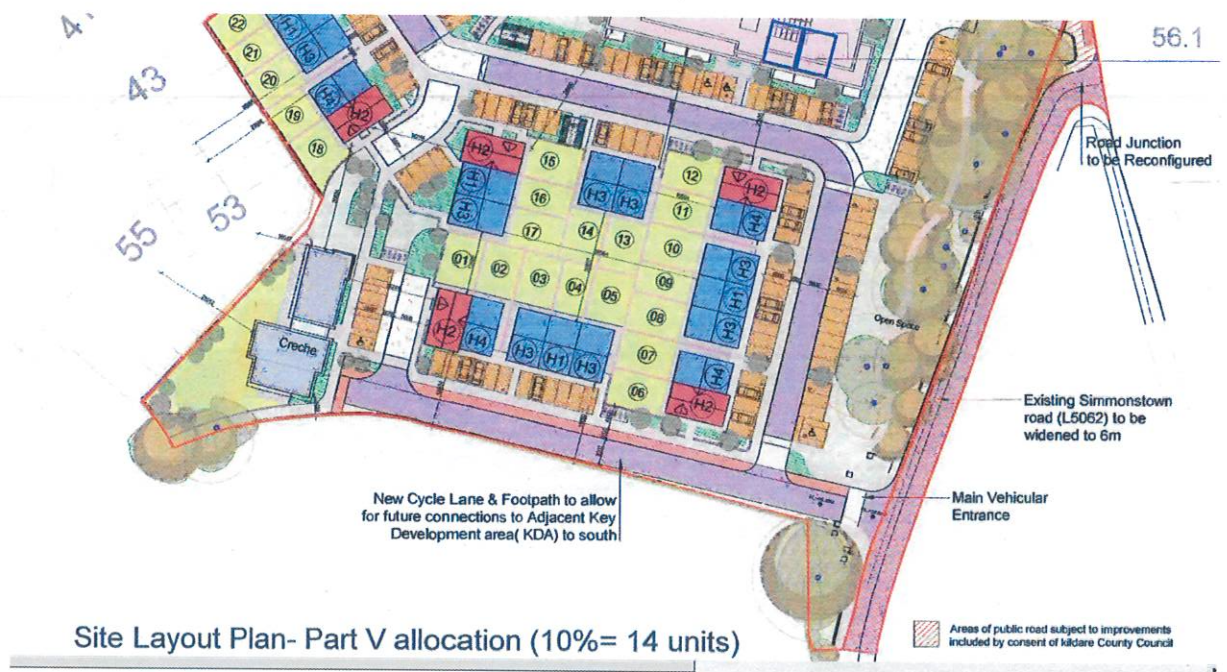
### **Regional Road and Railway Noise**

10. The site is located near Public Roads and the Railway Line, and the applicant is requested to submit an Acoustic Design Statement by a suitably qualified acoustic specialist to ensure the proposed development including external areas will not be exposed to noise levels more than the Kildare County Third

Noise Action Plan  $L_{den}$  threshold of 70 dB (A) and  $L_{night}$  threshold of 57 dB (A).  
(Mitigation measures are to be included as deemed required).

- a. A noise monitoring survey conducted midweek during school-term that is to contain a full set of noise monitoring results. These results are to include the Time Run Duration,  $LA_{eqT}$  (1 hour),  $LA_{eqT}$  (15min),  $LAF_{max}$ ,  $LAF_{10}$ ,  $LAF_{90}$ , calculated  $L_{den}$  noise levels and measured  $L_{night}$  noise levels.
- b. Calculated  $L_{den}$  and measured  $L_{night}$  values at the façades of the proposed development at levels not less than 1.5 metres above each of the respective floor level. The useability of balconies (If applicable) are to be subject of this assessment.
- c. The predicted internal noise levels to be in accordance with the recommended indoor ambient noise levels as prescribed under the British Standards BS 8233:2014. This is also to have an assessment regarding opening windows at night (in summer months) and the impact on internal ambient noise levels. This assessment shall have consideration to the number of  $LAF_{max}$  events from 11 pm to 7.00 am having regard to potential sleep disturbance.
- d. Concluding statement regarding the compliance with the Kildare County Council Third Noise Action Plan 2019 – 2023 and the British Standards BS 8233:2014.





11. The turning areas should be at the ends of the roads to prevent bin lorries having to reverse past any residential houses.

The Applicant is requested to submit swept path drawings at a scale of 1: 250 output from a suitable platform such as "Auto Track" to demonstrate manoeuvrability within the development for a Fire Engine, Refuse Truck and Furniture Lorry.

#### Taking in Charge Drawing

12. From a maintenance perspective it would not appear to be possible to take in charge the footpaths without taking in charge the parking. There may be trip hazards with level differences on the road where there would be a right of way. The applicant is requested

to move the Electric Vehicle (EV) parking to in curtilage, with the public footpath taken outside the parking area.

### **Electric Vehicle Charging**

13. Electric Vehicle (EV) Charging ideally should be within curtilage, to avoid future residents paying three times as much for electricity (rationale- night kw hour rate half of day rate- on-street charging associated with day electricity- on street therefore has higher standing charge for DC current and overhead and maintenance costs. Importantly, it does not address the need to use the need to use the wind energy that is available at night-time.
14. The positioning of the public footpath between the dwellings and the parking spaces would result in car spaces being at least 3 metres from the building.

The use of on-street electrical charging infrastructure is likely to have higher maintenance costs. If the scheme was to be taken in charge in the future Local government may have increased costs through administering third party contracts and a street clutter problem.

To support the night-time charging of Electric Vehicles (EVs) the applicant is requested to revise the parking arrangements outside all dwellings.

The Applicant is requested to consider moving the parking onto private driveways in front of these houses. This would then ensure that:

- (a) a cable less than 1.1 metres from a Home Charge Point on an external wall.
- (b) the charge point could be linked to the residents' own electricity metre from a socket at the house;
- (c) greater use can be made of overnight renewable electrical energy.

Electric vehicle (EV) charge points / sockets units to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. For On-Street Charging and Multi Unit Developments with shared parking there are some innovative solutions emerging, the Applicant should look at these:

- Gully solution
- OXGUL-e <https://energysavingtrust.org.uk/case-study/oxgul-e/>

- <https://www.omroepbrabant.nl/nieuws/3159244/simpel-maar-geniaal-de-dongense-kabelgoottegels-voor-elektrische-autos>
- Gantry type arm solution - <https://electricbrighton.com/faqs/how-do-people-with-no-driveway-charge-their-electric-cars>
- Low powered low impact cost effective large scale on-street charging solution from Trojan <https://www.trojanenergyltd.com/>  
Graham Brennan is a good contact in the SEAI.

Transport Programme Manager  
Sustainable Energy Authority of Ireland  
3 Park Place  
Hatch Street Upper  
Dublin 2  
Ireland  
D02 FX65

t + 353 1 8082025

f + 353 1 8082002

e [graham.brennan@seai.ie](mailto:graham.brennan@seai.ie)

w [www.seai.ie](http://www.seai.ie)

15. The Applicant is requested to submit a Lighting Report and Site Lighting Layout drawings at scales of 1:250 demonstrating the development will not be a source of light pollution to adjacent lands, property and the public road network. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining lands and properties. The applicant will be required to review the existing public lighting arrangements and submit proposals for the upgrade of public lighting (as deemed required) at this location. The lighting scheme is to be in accordance with the Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019.
16. The Applicant is requested to submit to a draft Construction Management Plan that is to contain:

- a.** A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements. Construction Traffic is not permitted through the main street of Newbridge.
  - b.** Wheel wash arrangements and locations for the construction phase.
  - c.** Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the existing residential amenity of properties in the area).
  - d.** The way the existing public road network shall be kept clean.
  - e.** Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.
  - f.** A Construction Waste Management Plan that is to contain the destination of each waste stream generated on site.
  - g.** Hours of operation during the construction phase to be 08.00 hours to 18.00 hours Monday to Friday and 0.800 hours to 14.00 hours Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).
  - h.** During the construction phase the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This will include material delivery vehicles, service vehicles, construction plant and vehicles, waste skips and private vehicles of the workers on site. There shall be no parking of vehicles on the public road network.
17. Details to be submitted of the proposed where sight visibility should comply with the DMURS standards and analysis on whether access should be signalled.

18. Details of the proposed parking facilities to be submitted which should comply with to be in accordance with Chapter 17 of the Kildare County Development Plan 2017 – 2023 and should allow for visitor parking spaces (typically 10%), disable parking spaces, cycle parking spaces and adequate and safe Electric Charging Points and a robust analysis needs to be submitted where the parking proposals deviate from the CDP.
19. Accessible bicycle storage needed at the front of the terrace houses.
20. CBR tests should be undertaken in accordance with Section 2.16 of the Department of Environment and Local Government “Recommendations for Site Development Works for Housing Areas” and as required to determine the subgrade strength under the proposed site access road. A suitable pavement design should be carried out in accordance with TII document DN-PAV-03021 considering the results.
21. The site access roads within the development should be finished with a surface course of Stone Mastic Asphalt, SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or a similar approved surface course.
22. All surface water drainage gullies should be fitted with suitable locking type covers or gratings.
23. The cycle tracks should be in accordance with the National Transport Authority’s National Cycle Manual pertaining to track widths and signage, the location of lighting standards, the avoidance of obstructions and the interface between the cycle tracks and the existing and proposed road network.
24. No spoil, dirt, debris or other materials should be deposited on the public road network, its footpaths and verges by machinery or vehicles travelling to or from the development site during the construction phase. The developer should arrange for vehicles leaving the site to be kept clean through a wheel wash facility and for road sweeping by mechanical sweeper to take place as required.
25. No surface water runoff from the site should discharge onto the public road network.

26. The development should not impair existing land or road drainage.

27. Prior to the commencement of development, the developer should submit to Kildare County Council a detailed design for any signalised junctions including Vulnerable Road Users (VRU) crossing facilities in line with current standards. The Applicant should liaise with the Traffic Management Section of Kildare County Council regarding this.

The junction works including all equipment and infrastructure should be in accordance with Kildare County Council's required specifications including:

- i. Details of traffic signals.
- ii. The controller to have ELV and LED signals.
- iii. The installation of CCTV camera and pole at the junction to assist monitoring of traffic flows.
- iv. The installation of MOVA technology.
- v. The upgrade of existing public lighting.
- vi. The upgrade of the road layout and markings including the provision of dished kerbs and tactile paving.

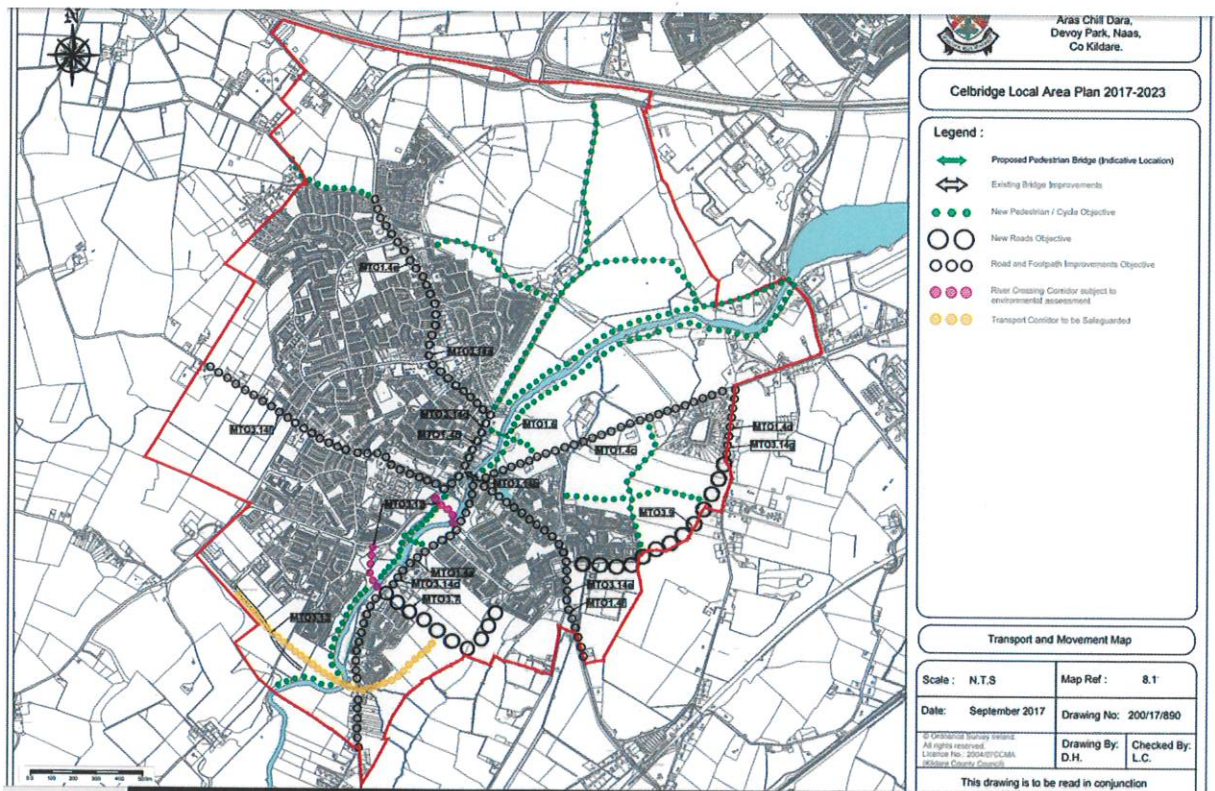
All installations should be connected to Kildare County Council's Traffic Management Centre located at the Council's headquarters at Áras Chill Dara, Devoy Park, Naas, County Kildare. The cost of the design, supervision and delivery of all works described in the foregoing should be borne solely by the Applicant. These works should be completed prior to the residential units of the proposed development being occupied and to the satisfaction of the KCC Traffic Management Section.

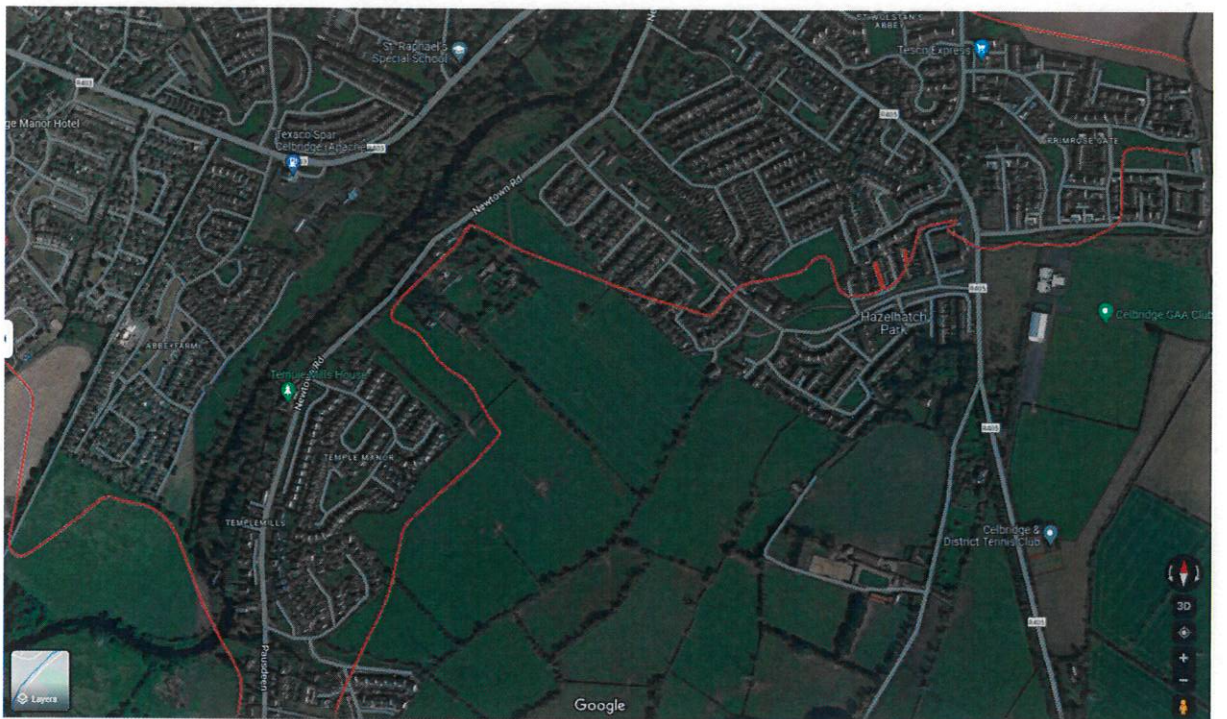
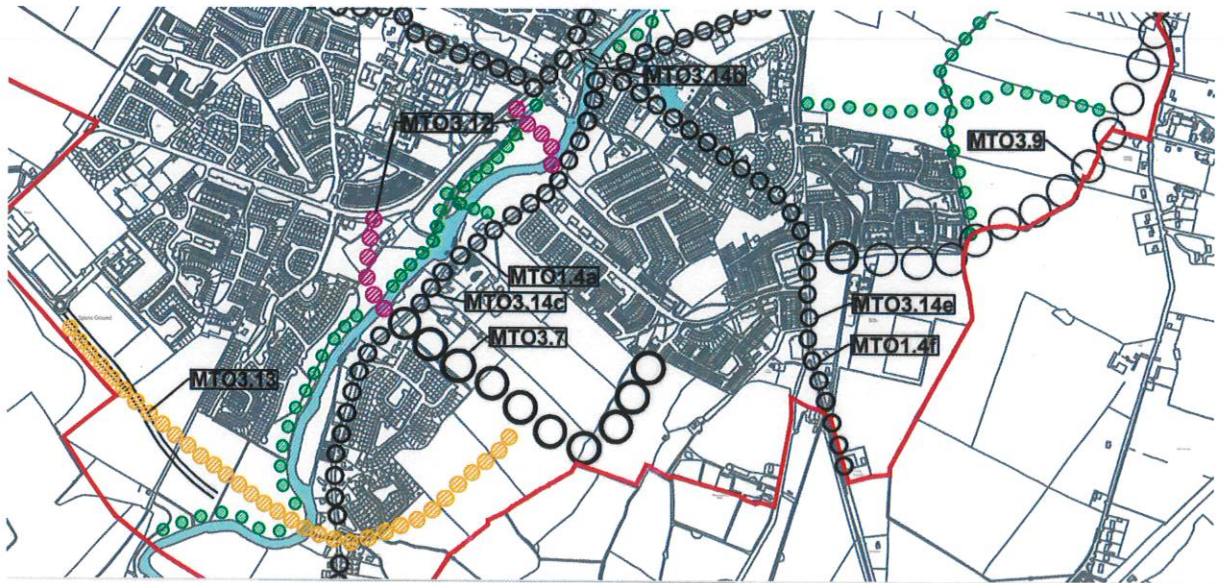
The approved KCC Signalised Contractor is currently Traffic Solutions Ltd .

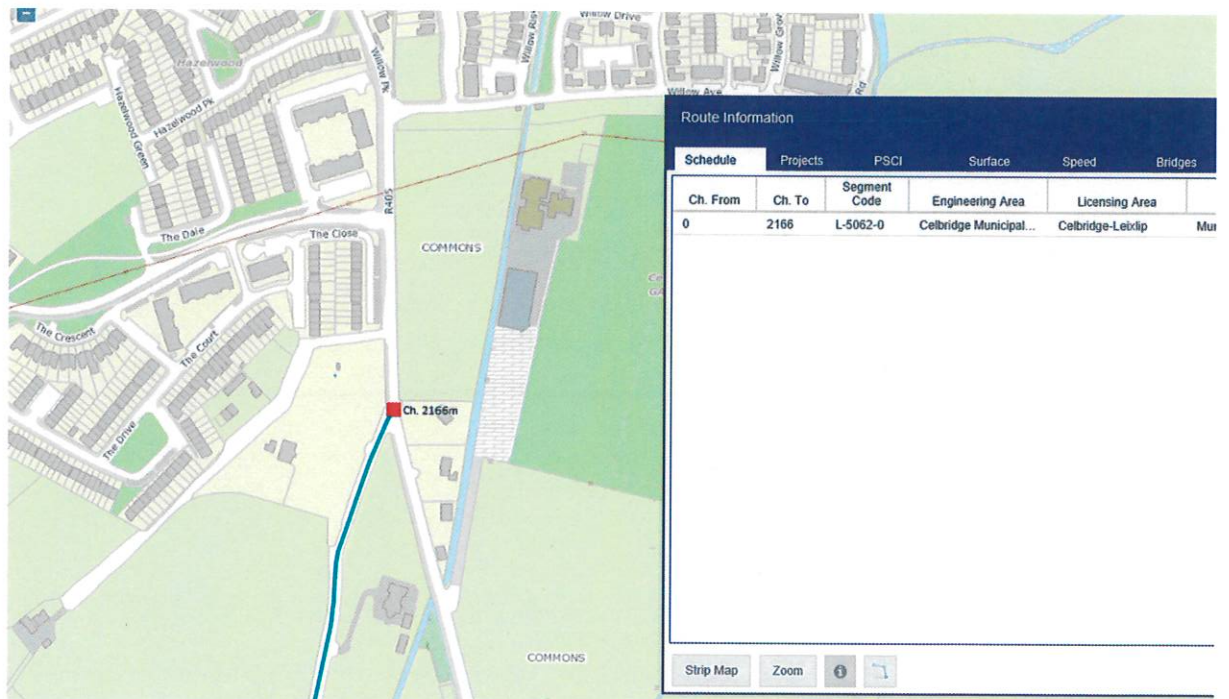
28. Prior to the commencement of development, the developer shall obtain a licence from the Planning Authority for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.

29. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Municipal District Area Office through the MRL system to ensure the following items are assessed:

- a) Contractors' experience and competency to conduct such works.
- b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).
- c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.
- d) Relevant Insurance's to conduct such works.







30. Applicant to take note of the Celbridge Local Area Plan.

Signature

Joseph Keane

Joseph Keane,  
Executive Engineer.

Date: June 14, 2022

George Willoughby

George Willoughby  
Senior Executive Engineer,  
Roads, Transportation & Public Safety,  
Kildare County Council.

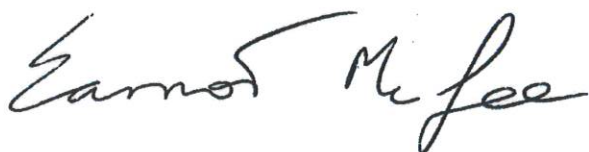
Date: 14/06/2022

<b>Reference Number:</b>	<b>LRD 202201</b>	<b>Environment Section</b>
<b>Name of Applicant:</b>	<b>Garyaron Homes Glencarrig, Hazelhatch</b>	<b>Planning Report</b>

1. Please forward a report outlining the overall waste management strategy including that of the proposed apartment block in accordance with the Kildare County Council Waste Presentation byelaws, and in accordance with Policy Ref's WM-7 and WM-15 of the County Development Plan, including the following:
  - a. Brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants,
  - b. Clear details of the proposed waste storage facilities for the apartment block, including plans and elevations, and
  - c. Details of how it is proposed to secure the waste management facilities against fly-tipping and vermin.

Inspector:

Date: 29/6/22



Approved by SEE/SE:

 SEE

Date:

29/6/2022



## **Kildare County Council**

### **Water Services**

#### **LARGE RESIDENTIAL DEVELOPMENT – PRE-APPLICATION CONSULTATION MEETING REQUEST REPORT**

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**LRD Ref.: 202201**

**Date: 30.06.2022**

**Applicant: Garyaron Homes**

**Development: 137 no housing units, creche and all associated site development works and services provision**

**Address: Glencarrig House, Simmonstown, Celbridge.**

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#### **1. FLOOD RISK**

- a. Flood Risk Assessment (FRA) submitted with the planning application shall be in compliance with the Planning System Flood Risk Management Guidelines and the flood risk management policies and objectives in Celbridge LAP and CDP.
- b. FRA shall be subject to and include a peer review undertaken by an independent, impartial, accredited and competent flood risk consulting engineer and the review recommendations shall be incorporated into FRA submitted with the planning application.
- i. The FRA peer review shall also address the appropriate representation of the Shinkeen stream in the flood model and taking into account the flood protection standard remaining from the 2001 Flood Alleviation Scheme and the Hazelhatch Flood Study.
- ii. The assessment of increased flood risk posed to adjacent properties and Hazelhatch and Simmonstown roads as a result of the proposed development shall be rigorous.
- c. Pluvial flood risk relating to the new drainage system shall be assessed and compliance with the requirements of GDSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3 shall be demonstrated in FRA.
- i. Overland surface water flows from external sources shall be addressed appropriately.
- d.

#### **2. SURFACE WATER**

- a. The SuDS and Drainage Strategy for the proposed development shall comply with the attached WSD SuDS and Drainage Strategy Guidance Document for Large Development, GDSDS, CIRIA SuDS Manual, Water Sensitive Urban Design Interim Best Practice Guidance Document and surface water drainage policies and objectives of Celbridge LAP and CDP.

- b. No drainage layout scanned on iPlan. Drainage Design report suggests surface water outfall to Hazelhatch Park drainage.
    - i. If private, consent from owner will be required. Condition and capacity, progress towards taking in charge of Hazelhatch Park drainage should also be addressed.
  - c. Stage 1 Preliminary Design Surface Water Audit undertaken by independent, impartial, accredited and competent consulting engineer shall be submitted with any planning application and
  - d. Stage 2 Detailed Design Surface Water Audit shall be submitted prior to commencement of the development and
  - e. Stage 3 SW Audit shall be submitted upon completion of the development.
  - f. SuDS and Drainage Design shall comply with GDSDS and other relevant standards and consider utilising 30% climate change factor and 10% urban creep factor.
3. IRISH WATER
- a. 2nd CoF has been received. Infrastructure upgrades are required to facilitate the development.
    - i. Watermain extension required which will be developer funded through a PWSA with IW. Prospective applicant advises the PWSA scope has been agreed.
      - 1. watermain in Shinkeen road private according to IW GIS. Consent from owner will be required.
    - ii. Wastewater upgrades include Drainage Area Plan, Primrose Hill WWPS Upgrade (due for completion Q4 2023) and sewer extension on Shinkeen-Hazelhatch road for which Coffey awarded DB contract 0322.
    - iii. Drainage Design Report suggests connections will not be required prior to Q4 2023 although these projects are subject to delay.
    - iv. IW have no concerns at this stage regarding connections subject to ongoing engagement by the prospective applicant although KCC Planning department may have different approach and require more certainty regarding available capacity at planning application assessment stage.
  - b. WSD have advised IW to avoid duplication of Wastewater Pump Stations in the area and to ensure protection of existing watermain during public realm works along Hazelhatch road.
  - c. Water services designs and layouts (No drainage layout scanned on iPlan) will be subject to a Statement of Design Acceptance which should be submitted with any planning application.
4. WSD remain available for offline technical consultation after PA opinion issues and prior to the submission of a planning application.



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**Mr D H A Hall, B.E., M.I.E.I.,**  
**Senior Executive Engineer,**  
**Water Services Planning.**

1. In SHDs-LRDs and other large developments including commercial, industrial, mixed use or residential developments and serviced sites with **more than 10 housing units**, encourage the reduction of impermeable surface areas by maximising the provision of permeable paving and pervious surfacing in areas that will not be put forward for taking in charge, including around house curtilages and green, landscaped areas and rainwater recovery and reuse systems in management company controlled buildings and in larger, non-residential buildings.
2. Surface water runoff shall be processed at source and at surface level, where feasible. A risk assessment of surface storage of runoff shall be conducted especially regarding the risk of young children drowning in even shallow depths of water. Safety advice is given in CIRIA SuDS Manual Chapter 36.
3. Remaining surface water runoff shall be discharged to Sustainable Drainage Systems (SuDS) in the following structured and prioritised manner following the recommended treatment train approach:
  - a. Nature based SuDS such as constructed wetlands, retention ponds and bioretention areas for attenuation storage, road runoff should discharge directly to bioretention swales and tree trenches or smaller tree pits through gaps in roadside kerbs or without the need for any kerbs.
  - b. House runoff, including roofs should discharge in the first instance to rain gardens and-or planters.
  - c. Green and blue roofs and green living walls shall be considered for management company controlled and larger, non-residential buildings.
4. Where a clear and plausible rationale is given for excluding NB SuDS or additional treatment or storage is required, only then shall infiltration system SuDS such as unlined permeable paving-pervious surfacing, soakaways, infiltration basins, infiltration blankets or infiltration trenches, which as they are typically narrow and linear, can be used to underdrain the roadside bioretention swales or as a standalone SuDS measure.
5. Infiltration is subject to the presence of suitably permeable sub-soils and a favourable groundwater regime as evidenced by soil infiltration test results and a groundwater monitoring programme of at least 6 months duration and including at least one winter season.
6. Expert geotechnical and hydrogeological advice shall be taken in this regard.
7. Where a clear and plausible rationale is given for excluding infiltration system SuDS or additional treatment or storage is required, only then shall filtration system SuDS such as lined permeable paving, filter strips and filter drains, which as they are typically narrow and linear, can be used to underdrain the roadside bioretention swales where infiltration is not feasible or as a standalone SuDS measure.
8. Finally, where a clear and plausible rationale is given for excluding filtration system SuDS or additional treatment or storage is required, only then shall detention system SuDS such as detention basins, underground, lined attenuation storage structures and rainwater butts at houses, be considered.
9. Typically, nature based and infiltration system SuDS do not discharge runoff to a watercourse or dedicated surface water piped drainage network except from an overflow to cater for SuDS failure or design exceedance events. Filtration and detention system SuDS do ordinarily discharge runoff to either a watercourse or piped network.
10. SuDS overflows and outfall pipes shall discharge to the nearest available watercourse or dedicated surface water drainage piped network.
11. The environmental considerations of discharging runoff to watercourses, piped networks or to ground shall be addressed in the drainage design for the development.

12. A SuDS strategy for SHDs-LRDs and other larger developments based on the above, shall be devised by a multi-disciplinary design team consisting of geotechnical engineers, hydrogeologists, landscape architects, ecologists and arboriculturalists and agreed with the Water Services department prior to the submission of a planning application.
13. Sustainable Drainage Systems (SuDS) should where feasible form part of the public open space provision and must in line with CDP Open Spaces Strategy:
  - a. contribute in a significant and positive way to the design and quality of open space,
  - b. enhance biodiversity and amenity value, and link with the existing Green Infrastructure network in the settlement.
  - c. provide an open space benefit even when holding surface water (for example ponds and wetlands),
  - d. be readily available for use in most weather conditions,
  - e. be accessible and usable, and
  - f. be designed by a multi-disciplinary team (to include a drainage engineer, ecologist, arborist, landscape architect etc.) as part of the overall project.
14. SuDS which form part of public open space provision will be assessed on a case-by-case basis by the planning authority, having regard to site specific conditions and the quality of design.
15. Culverting entire drains and streams will generally be prohibited; interference with natural drainage systems is to be minimised and the Council will explore opportunities to carry out watercourse restoration projects and to remove culverted drainage systems in favour of open, natural drainage systems.'
16. A climate change factor of 30% and 10% urban creep factor should be considered for application in SuDS and drainage designs.
17. KCC will facilitate the development of nature based Sustainable Urban Drainage Systems, including the retrofitting of SuDS in established urban areas.
18. Underground tanks and storage systems will only be accepted in line with an agreed SuDS strategy for a residential development, which should complement the development open space strategy and large non-residential developments.

**KILDARE COUNTY COUNCIL**

**Parks Section – LRD Opinion Report**



<b>Planning Ref. No.</b>	LRD2 – 2022 01
<b>Name of Applicant</b>	Garyaron Homes Ltd
<b>Address of Development</b>	Glencarrig, Celbridge, Co. Kildare.
<b>Type of Development</b>	Large Residential Development
<b>Date inspected</b>	2021
<b>Report due date</b>	01/07/2022

Further to a review of the documentation as submitted including the following:

- Landscape Rationale document by RMDA Landscape Architects.

**Should an application be made the following items would be required:**

**1.0 Trees & Hedgerows**

1.1 Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development.

1.2 An Arboricultural Assessment of the trees and hedgerows located on and adjacent the proposed development site has not been submitted. The Applicant is requested to submit the following:

An Arboricultural Assessment report of the trees and hedgerows located on and adjacent to the proposed development site prepared by an independent, qualified Arborist as an Arboricultural Consultant shall include all of the following:

- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site.
- Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
- Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
- Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
- Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
- Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
- Arborist's name, arboricultural qualifications and contact details.
- Date that the survey was carried out (surveys > 12 months are unacceptable).

The applicant shall be requested to implement the following, should permission be granted:

### **Specific recommendations relating to Arboricultural Works**

- The Arboricultural Consultant shall visit the site at a minimum on a monthly basis during construction works, to ensure the implementation of all of the recommendations in the tree reports and plans.
- All recommendations pertaining to tree retention, tree protection and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site.
- All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site.
- All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work – Recommendations.
- The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.
- The Arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.
- A Final Completion Certificate is to be signed off by the Arborist when all tree/hedgerow works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement prior to taking in charge.

1.3 The applicant shall be requested to undertake the following, should permission be granted:

Prior to commencement of development (i.e. as soon as Commencement Notice served, and prior to site clearance (including tree felling), the applicant shall erect protective fencing around all retained trees, as shown on the arborist's Tree Protection Plan.

The fencing shall be as shown in **BS 5837: 2012** or as specified by the Arboricultural Consultant, and agreed with Kildare County Council Parks Section. Notices shall be fixed to the fence(s), stating that the enclosed trees within the fence are protected. The fenced area shall be an exclusion zone: no materials, equipment, spoil or soils are to be stored within this protection area; and there shall be no incursions of machinery into area, unless by prior agreement with the Arboricultural Consultant, who shall notify Kildare County Council Parks Section of any such agreement.

1.4 The Landscape Masterplan indicates existing trees and hedgerows to be retained, in particular the following:

- Trees in open space in northern corner of the site.
- Trees in open space along eastern boundary adjacent Simmonstown Manor road.
- Hedge along southern site boundary.

However, the landscape design proposal does not contain sufficient details regarding how the existing trees and hedgerows are to be effectively retained and protected during construction.

The applicant shall be requested to submit landscape and arboricultural proposals that provide comprehensive details of the location of construction in relation to the existing trees and hedgerows and clarify how the existing trees and hedgerows are to be effectively retained and protected during construction.

Comprehensive details including a programme of works shall also be provided for remedial and improvement works to these existing trees and hedgerows. Submitted details shall include: written specifications, detailed plan, and section drawings (north-south and east – west) of tree protection fencing locations and construction work zones. This is to enhance the amenity value of the development and minimise future maintenance costs.

1.5 The Landscape Masterplan indicates that the following existing hedgerow is to be retained:

- Hedge along southern site boundary.

The applicant shall be requested to submit landscape and arboricultural proposals that clarify the following:

- Location of the proposed roadway is far enough out from the retained hedge to protect roots.

This is to ensure the retention, protection, and sustainability of trees/hedgerows during and after construction.

**Reasons:**

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

To minimise future maintenance costs to the local authority.

## **2.0 Landscape Design**

2.1 Retention of the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.

2.2 A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). **The following shall be included;**

- A scaled Landscape Masterplan with cross- sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200.
- Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing.
- Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.
- A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.

2.3 The Landscape Rationale document contains some section drawings through the open space areas of the proposed development. It is a requirement of the Parks Section that the finished topsoil level of all open space areas is flush with adjacent kerbing and any feature mounding/ground modelling shall have sloping gradients of minimum 1:16.

It is also a requirement of the Parks Section that the finished topsoil depth (allowing for settlement) on all open space planting areas is minimum 500mm and that the finished topsoil depth (allowing for settlement) on all open space grass areas is minimum 250mm.

The applicant is requested to show sections drawings (north-south and east – west) through the proposed development to illustrate the existing and proposed finished topography and the finished topsoil depths (allowing for settlement) of open space areas. This is to minimise future maintenance costs to the local authority and to provide enhanced amenity value to open space areas.

2.4 The Landscape Masterplan indicates proposed tree planting in areas located adjacent and between roadways, footpaths, and car parking of the development. The applicant shall be requested to submit landscape proposals that detail precisely which locations utilise such systems as 'root barriers' which allow the proposed trees to grow to their potential and avoid future conflict between roots, roads, footpath surfaces and underground utility services. This is to enhance the amenity value of the development and minimise future maintenance costs to the local authority.

2.5 The Landscape Masterplan indicates proposed footpaths in open space areas of the development. It is a requirement of the Parks Section that the following are undertaken:

- That a **tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways and cycleways in open space areas.** Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use e.g. maintenance, emergency. **Timber edging is not permitted.** Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Submitted details shall include; written specifications, plan and section drawings.
- Pathways through 'tree protection zone' areas require the following:
  - The Applicant to liaise with the Arborist in relation to the path detailed design *inter alia* location, construction specifications.
  - Path construction through the tree protection zone to be undertaken using a No-Dig method bringing the surface over existing ground levels and avoiding the need to dig down causing soil and root damage. If required,

CellWeb or similar product to be incorporated into the path construction to provide support.

- Re-align pathway routes to outside curtilage of tree protection zones.
- Surface type to be flexible bound tarmacadam.
- Adjacent topsoil edges to be 'built up' and graded back flush with existing surrounding ground levels.

This is to minimise future maintenance costs to the local authority.

2.6 The Landscape Masterplan indicates a proposed pedestrian connection in the southwestern corner of the proposed development. It is a requirement of the Parks Section that potential connections are fully 'designed in'. This is to provide a continuous pedestrian and cycle link and improve permeability between developments.

2.7 The Landscape Masterplan indicates proposed seating located in open space areas of the development. The applicant shall be requested to submit landscape proposals that detail the materials and finishes of the proposed seating.

It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. It is also a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas. Submitted details should include written specifications, plan, and section drawings.

The applicant is requested to submit a revised landscape proposal that reduces the number of proposed seats to less than half and positions them in useful, strategic, central, and overlooked locations. This is to provide the amenity value to the development and minimise future maintenance costs.

2.8 The Landscape Design shall ensure that the trees are planted a sufficient distance from any public lighting so that when the canopy matures it does not cover the light standard. This is to ensure there is no future conflict between any proposed tree planting and public lighting.

2.9 The Landscape Design shall ensure that in open space areas, where space permits, specimen coniferous tree species shall be included in the tree planting mix. This is to provide enhanced amenity value to open space.

2.10 The Landscape Masterplan shall detail locations of all proposed underground services **e.g.** foul sewer, water and SuDs and their location in relation to existing trees and hedgerows, and proposed trees and planting. The applicant shall be requested to submit landscape plans that provide details of the locations of all proposed underground services and associated manholes and ensure that their location will not compromise existing trees and hedgerows, and proposed trees and planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space This is to ensure that there is no future conflict between any proposed underground services and existing trees and hedgerows, proposed trees and planting and areas of open space.

2.11 The Landscape Masterplan shall detail locations of any proposed underground attenuation located in the open space areas. It is a requirement of the Parks Section that there is a sufficient depth of soil above underground attenuation so as not to sterilise areas of open space and to facilitate the possibility of planting ***inter alia*** wildflower meadow, bulbs, ornamental shrubs. The applicant shall be requested to submit landscape plans and section drawings (north-south and east – west) to detail the proposed depth of soil above underground attenuation. This is to provide enhanced amenity and biodiversity value to open space areas and to ensure there is no future

conflict between the underground attenuation and any proposed landscaping or features.

2.12 The Landscape Masterplan shall detail locations of any proposed underground attenuation located in the open space areas.

Kildare County Council, Water Services Department may require the applicant re-design any proposed underground attenuation.

If so, the applicant shall be requested to re-design the open space area as part of collaboration between *inter alia* Engineers, Landscape Architect, Ecologist to provide an 'Nature Based Solution' detailed design. The applicant shall be requested to design the open space to incorporate SuDs features, hedgerow retention, suitable planting and natural play for children.

The revised proposals, including section drawings, shall provide details of *inter alia* depths, side slopes and contouring to ensure safety, and of designed in safety features to prevent drowning in standing water.

The landscape design proposals shall also provide details of plants and materials utilised for landscaping. The inclusion of design features and or planting that benefit biodiversity and amenity are required. Proposed planting should be pollinator friendly. This is to enhance the amenity value of the open space area within the development and minimise future maintenance costs.

2.13 The Landscape Masterplan shall detail any existing or proposed wayleaves or rights of way through the open space areas of the proposed development. It is a requirement of the Parks Section that details of the location of any existing or proposed wayleaves or rights of way through open space areas are detailed on the landscape plan in relation to existing trees and hedgerows, proposed planting, landscaping or play features. The applicant is requested to submit a landscape plan that details the location

of any existing or proposed wayleaves or rights of way through the open space area. This is to ensure that there is no conflict between any existing or proposed wayleaves or rights of way and existing trees and hedgerows, proposed planting, landscaping or play features.

2.14 The Landscape Design shall not detail ensure that adjacent open space areas, any proposed 'gravel drains located against buildings' shall be revised to a permeable paved surface type. Submitted details should include written specifications, plan, and section drawings. This is in the interests of safety and to minimise future maintenance costs.

2.15 The Landscape Design shall not detail areas of 'reinforced grass/grass matting/grasscrete' for *inter alia* vehicular access, turning heads, bicycle stands, utility service access on or through open space areas. It is a requirement of the Parks Section that any proposed 'reinforced grass' areas shall be designed out or changed to a permanent surface type. Areas for fire tender access shall excluded from the public open space calculation. This is to provide enhanced amenity value to open space areas.

2.16 The Landscape Design shall not detail 'timber crib walls' to deal with level changes adjacent open space areas. In the interests of safety and longevity, it is a requirement of the Parks Section that any proposed retaining walls shall be entirely constructed of durable materials *inter alia* stone, concrete. This is to provide enhanced amenity value to open space areas.

**Reasons:**

To enhance the amenity value of the open space area within the development.

To minimise future maintenance costs to the local authority.

### **3.0 Boundary Treatments**

3.1 The Landscape Rationale document contains insufficient details regarding proposed boundary treatments.

It is a requirement of the Parks Section that existing hedgerows and trees are retained and protected as much as possible in order to *inter alia* preserve rural character where appropriate, retain and provide for biodiversity, retain, and provide flora and fauna habitats and to give a sense of scale and maturity to the prospective development.

Boundary treatment proposals shall provide details which clarify the extent of the land ownership and whether land ownership extends to *inter alia* the centre line of existing or proposed hedgerows, river or to the locations of proposed permanent boundary treatments.

Boundary treatment proposals shall also provide comprehensive details of how treatments will not render areas of *inter alia* land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between this and possible future adjacent developments.

The boundary treatment and landscape proposals shall also show a comprehensive suite of section drawings through all boundaries to illustrate existing and proposed finished topography of adjacent areas.

#### **Reasons:**

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

To minimise future maintenance costs to the local authority.

## 4.0 Play Areas

4.1 The Landscape Masterplan contains details of proposed children's play areas located in the open space areas of the development. All play areas shall be designed to provide a variety of natural play opportunities and provide for universal access. **All proposed structures or items with swings, nets, ropes, and movable parts must revised.**

4.2 Play areas in this proposed development shall essentially be natural spaces with landscaping and natural features ***e.g.*** logs, mounding, boulders, sensory planting which minimise the use of play equipment. They should not contain play equipment with moveable parts.

Outdoor fitness equipment may be provided in the open space areas. Proposed outdoor fitness equipment shall conform to European Standards.

**Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.**

Proposed play items containing wood such as Robinia shall conform to European Standards.

The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to **European Standards EN 1176-1-11** and **EN 1177 Playground equipment and surfacing**. Post installation certification by the **Royal Society for the Prevention of Accidents** will also be a requirement.

**Reason:**

To minimise future maintenance costs when the development is taken in charge and still cater for quality play provision in residential developments.

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Carmel O' Grady,  
Executive Parks Superintendent.

**Endorsed by:**

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Simon Wallace,  
Senior Executive Parks Superintendent.