

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report

Planning Ref No. 25/60789
Name of Applicant

Martin Murray.

Address of Development

 Dublin Rd / Gleann Na Greine, Naas, Co. Kildare
W91 CYH7.

Development

The development consists of planning permission for (i) miscellaneous alterations and refurbishments of the existing single storey residential cottage facing unto the Dublin Road, including demolition of single storey rear extensions and construction of new rear single storey extension, to create a two-bedroomed unit, (ii) construction of six new residential units within the site, arranged across three two-storey blocks, and consisting of two two-bedroomed units and four one bedroomed units and (iii) access routes into the property including pedestrian and bicycle access through the Dublin Road frontage, and pedestrian, bicycle and vehicular access through the Gleann na Gréine frontage. The development will include also inter alia, works and structures to facilitate all necessary site services, PV, water attenuation, connection to mains sewer, altered ground levels, (including a pond), gazebo, hard and soft landscaping, car and bicycle parking, screen walls of varying heights, and the demolition and removal from the site of existing garden structures.

Date Inspected

26/08/2025

Due Date

04/09/2025

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises the following:

- Planning permission for the demolition of the rear extensions of an existing single storey cottage as well as a store (in ruins) and a domestic garage further to the rear of the site.
- Permission for the alteration of the internal layout of the existing 4 bedroom cottage to provide for a new 2 bedroom unit.
- Planning permission for the erection of three x 2-storey residential blocks comprising 2 units in each:
 - 4 x 1 bed units and
 - 2 x 2 bed units.
- Permission sought for 6 new dwellings and the refurbishment of the existing cottage (7 dwellings in total)
- The provision of 1x new pedestrian and bicycle entrance at the Dublin Road-side of the site and 2x at the side of the site that fronts onto Gleann na Gréine where the vehicular entrance is also to be located.
- The provision of EV charging and bicycle parking also and screening walls of various heights.
- Connections to mains water system and public sewer and all associated site works.

SITE LOCATION/CONTEXT

The proposed development site of a stated 0.067ha is located in the centre of the Naas, County Kildare. The subject site is located close to the intersection of the R445 Dublin Road and the L69971 Local Tertiary Road known as Gleann na Gréine. Development in the immediate vicinity is a mix of single storey cottages, detached 2-storey dwellings and taller mixed-use buildings. Lawlors Hotel is located directly across Gleann na Gréine to the southwest and there is a protected structure known as The Almshouse (NS19-011) which directly abuts the subject site to the north on the Main Street. The subject site consists of a single storey cottage on the Dublin Road with some disused extensions and outbuildings to the rear along with some overgrown private open space which fronts onto Gleann na Gréine to the south and backs onto a commercial car park in the northeast.

The levels of across the site are significantly lower than that of the commercial premises to the north and the site is raised above road level to the south by approximately 1m.

SITE SERVICES

Water:	Existing public mains.
Waste Water:	Existing public sewer.
Surface Water:	Public sewer/drain.

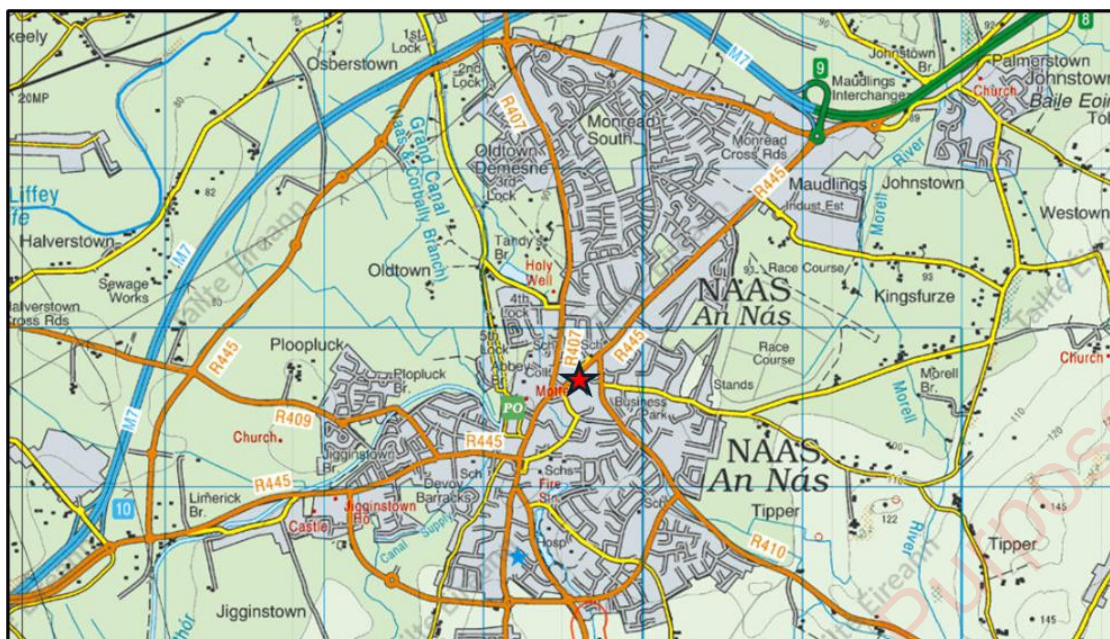


Fig 1: Site location map (subject site denoted with red star)



Fig 2: Aerial of site – Image from GIS (application site denoted in yellow)

BUILT / NATURAL HERITAGE / FLOODING

Built Heritage	Due to its central location in Naas there are 73x protected structures located within 500m of the application site. The closest is a detached five-bay single-storey former almshouse adjacent to the north (NS19-011) this is approximately 8m from the site. The site is within the Naas ACA.
Archaeological Heritage	There are 38 sites/ monuments located within 500m of the application site. The closest is a Graveyard (KD019-030042) located approximately 34m northwest of the application site.
Natural Heritage	A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.

Landscape Character Area	Northern Lowlands (sensitivity class 1)
Flood	There is a small area in the corner of the site which overlaps with the 0.1% AEP Future High Range Scenario, this considered to be a low level of flood risk data on site.

ENVIRONMENTAL IMPACT ASSESSMENT

A screening report for the need for EIAR accompanies this report. Having regard to the nature and scale of the proposal, it is concluded that EIAR screening or EIAR is not required.

APPROPRIATE ASSESSMENT

The nearest Special Area of Conservation (SAC) site is the Red Bog SAC located approximately 8.51km east of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

INTERNAL REPORTS

This application was referred to the following, reports received as indicated below.

Area Engineer:	No comments received at time of writing.
Building Control:	Further information has been requested
Chief Fire Officer:	No objections to the proposed development.
Environment:	Further information has been requested.
Parks Dept:	Further information has been requested.
Strategic Projects:	No comments received at time of writing.
Transportation:	Further information has been requested.
Water Services:	No objections were received, subject to conditions.

PRESCRIBED BODIES

This application was referred to the following, reports received as indicated below.

An Taisce:	No comments received at time of writing.
DHLG & Heritage:	Further Information has been requested.
The Heritage Council:	No comments received at time of writing.
Uisce Eireann:	No comments received at time of writing.

SUBMISSIONS/OBSERVATIONS/REPRESENTATIONS

There were 3 submissions received largely in opposition to the proposed development. The key points raised are outlined below.

- Neighbours are happy to see the long derelict site being developed however there are suspicions that the application may be in order to avoid a Compulsory Purchase Order.
- A condition should be included to obligate that development will be completed within the 5 years.
- The proposed 7x dwellings will exacerbate existing traffic and parking problems at the street.

- The street should be for residents parking only; the residents parking permit system is not working at present.
- The proposed archway for vehicular access will be out of proportion with the adjacent cottages.
- There is still Japanese Knotweed on site and residents will require written confirmation that the Japanese Knotweed has been permanently eradicated.
- Residents want a *fit for purpose* development at the site but the design represents a missed opportunity after decades of dereliction.
- The apartments facing onto the Gleann na Graine side should be set back somewhat, in their current position they will create an overbearing presence on the street.
- The proposed development is excessive for the size of the site and appears to overhang on the street and enclose the footpath in a tunnel-like design.
- The orientation of unit 7 will affect the privacy of a neighbouring dwelling, with a proposed walkway just 1 meter from the neighbours living room window.
- The proposed EV car sharing scheme is not financially viable and is unlikely to be supported by a Management Company.
- The provision of onsite parking reduces the area for green space as well as the bulk of the proposed structures.
- The nearby bus services and GoCar service should facilitate a valid argument to remove onsite parking entirely.
- Any front facing landscaping has been omitted, the amenity space of Block 2 appears to be inaccessible and will not meet the needs of residents.

PRE-PLANNING MEETING

A preplanning consultation took place in relation to the proposed development via email. This was on 8/10/24 under the reference PP5877. Some of the key discussion points were as follows.

- The site is complex in terms of its configuration, location within and ACA and a protected structure included in the proposal.
- The project should be conservation led.
- The proposed 3-storey elements would be overly dominant on the protected structure.
- The proposed units on the Gleann Na Graine side are overbearing on the neighbouring house to the east.
- Advisable to make better use of the rear of these units in order so soften the impact on the neighbouring property.
- A Conservation Report should be included in any application to include the impact on views of the protected structure.
- The Applicant should have regard to the Compact Settlement Guidelines and the Local Authority's Document on Sustainable drainage Systems.
- A firm rational for the reduction in car parking will be required

RELEVANT PLANNING HISTORY

There is currently no relevant planning history at the subject site.

ZONING

The site is on lands zoned A - *Town Centre* in the Naas Local Area Plan 2021-2027 with the stated objective- To protect, improve and provide for the future development of the town centre.

Dwellings such as those proposed in this application are considered to be *Permitted in principle* according to the Naas Local Area Plan 2021-2029. *Land uses designated under each zoning objectives as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.*

POLICY CONTEXT

A. Kildare County Development Plan 2023-2029

Chapter 11 Built Cultural Heritage

Section 11.15 Protected Structures

When a building or structure is included on the RPS, legal protection extends to the exterior and interior (where applicable) of the structure, all man-made features within its curtilage, and any man-made features within its identified attendant grounds.

AH O21 *Protect the curtilage of protected structures or proposed protected structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a protected structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire built heritage complex and contributes positively to that aim.*

AH O23 *Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works.*

AH O32 *Ensure that new development will not adversely impact on the setting of a protected structure or obscure established views of its principal elevations.*

11.18 Architectural Conservation Areas

*In regard to areas designated as ACAs -New development within these areas will be permitted if it can be demonstrated, to the satisfaction of the planning authority, that **it will not negatively impact the character or appearance of the area.** ACAs provide an opportunity to **build upon an existing character by establishing a high standard of urban design.** A distinctive sense of place*

can be achieved through the selection of appropriate street lighting, street furniture, paving, signage, and by encouraging best conservation practice in the repair and maintenance of historic buildings, and also by insisting on high design standards for new developments. Relevant policies and objectives relating to development on ACAs are outlined below.

AH 065 Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.

AH 066 Ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Heritage Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

Chapter 14 Urban Design, Placemaking and Regeneration

One of the main aims of Chapter 14 of the County Development Plan is outlined as follows.

-To continue to pursue a Town Centre First approach to planning, renewing, and developing the historic cores of County Kildare's towns and villages.

UD 01 Require a high standard of urban design to be integrated into the design and layout all new development and ensure compliance with the principles of healthy placemaking by providing increased opportunities for physical activities, social interaction and active travel, through the development of compact, permeable neighbourhoods which feature high-quality pedestrian and cyclist connectivity, accessible to a range of local services and amenities.

UD 02 Ensure that town centres remain the focal point of their respective settlements by maintaining and enhancing their role as dynamic, attractive, resilient and inclusive environments, and as established destinations for commercial, retail, civic and recreational activities.

In **table 14.4** of Chapter 14 of the KCDP for Town Centres and major towns as identified in the National Planning Framework and RSES the guideline is specified below.

In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, town centres and major towns as identified and promoted for strategic development in the National Planning Framework and Regional Spatial and Economic Strategies, increased building heights of 6+ storeys may be appropriate. This would include all town centres as well as appropriate locations within the Key Towns of Naas (east of town centre in the vicinity of Corban's Lane/Friary Lane, except for sites in close proximity to St. David's Castle) and Maynooth (immediately outside the

historic core and on sites associated with Maynooth University and St. Patrick's College, close to the canal and rail line).

Chapter 15 Development Management Standards

Development control standards for developments such as that proposed are included in Chapter 15 of the Kildare County Development Plan 2023-2029.

15.4.6 House Design

In addition to an appropriate layout, a high standard of building design, detailing and specification of materials and a high standard of craftsmanship will be required. While the planning authority welcomes contemporary architecture. New developments should not be incongruous or have an overbearing effect on the established environment. Context remains very important, particularly in the case of the smaller towns and villages in the county. 531 House design open space provision shall have regard to the following requirements:

Unit Type (House)	Floor Area	Storage Area	Minimum Private Open Space
One bedroom	55m ²	3m ²	48m ²
Two bedroom	85m ²	6m ²	55m ²
Three bedroom	100m ²	9m ²	60m ²
Four bedroom	110m ²	10m ²	75m ²

** Minimum private open space requirement for dwellings with four or more units.*

B. Naas Local Area Plan 2021-2027

1. Introduction & Context

1.2.7. Naas Architectural Conservation Area (ACA) Statement of Character

The purpose of the statement of character was to conduct a comprehensive historical and architectural analysis in order to identify and define the special character of Naas ACA. The statement of character also includes a guide which provides advice to homeowners, developers, architects and planning professionals on best practice for development within the ACA and type of works that will require planning permission.

2.2 Vision for Naas.

2.2.1 Guidance Principles

(i) Town Centre Regeneration – the established town centre will be the focus for retail, commercial and residential development. Through regeneration, the renewal of key sites and buildings and the restoration of retail and commercial uses centrally, the town centre will continue to act as the economic, social and cultural hub of the town. The footprint of the commercial core will be consolidated and encouraged to expand to both the east and west of the Main Street.

URD 1.1 *Promote the town centre as the priority location for commercial, civic, social and cultural development and to promote new infill and backland development that consolidates and regenerates the existing urban core.*

URD 1.2 Ensure that regeneration and new development enhances the character of the townscape and the quality of the public realm. Such development shall also be in keeping with the relevant Urban Design Principles outlined in Section 10.3.2.

URD 1.3 Encourage full utilisation of buildings and sites, in particular use of upper floors and backlands where appropriate, with due cognisance to quality of urban design, integration and linkages.

6.6.2.4 Retail/Commercial Land Use Zoning

EDO 3.7 Encourage and facilitate the re-use and regeneration of vacant / derelict land and buildings for retail and other town centre uses, with due cognisance of the character, heritage and design requirements for the Architectural Conservation Area (ACA).

Policy BH1 – Protected Structures

It is the policy of the Council to preserve and enhance the buildings identified on the Record of Protected Structures and to carefully consider any proposals for development that would affect the special value of such structures, including their historic curtilage, both directly and indirectly.

Objectives

It is an objective of the Council to:

BH 1.1 Ensure the protection and conservation of all protected structures (or parts of structures), including the curtilage and attendant grounds of structures contained in the Record of Protected Structures as listed in the Kildare County Development Plan.

BH 1.2 Support the sensitive conservation of protected structures, their curtilage and attendant grounds, and to operate flexibility with regard to the use of these buildings to facilitate their ongoing use, subject to good conservation principles.

8.2 Architectural Conservation Area

Objective

BH 2.1 Ensure that new development, extensions and renovation works within or adjacent to Naas ACA is sympathetic to the distinctive character of the area and enhances the special character and visual setting of the ACA including vistas, streetscapes, building line, fenestration patterns and architectural features.

C. Regional Spatial and Economic Strategy (RSES)

Table 4.2 the Settlement Hierarchy designates Naas as a Key Town in a Core Region. Key towns are described as.

Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

D. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

Section 3.3.3 Key Towns and Large Towns (5,000+ population)

Naas

Key Town / Large Town - Centre and Urban Neighbourhood

The centre comprises the town centre and the surrounding streets, while urban neighbourhoods consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses. It is a policy and objective of these Guidelines that residential densities in the range 40 dph-100 dph (net) shall generally be applied in the centres and urban neighbourhoods.

E. Design Standards for Apartments, Guidelines for Planning Authorities 2025
Specific Planning Policy Requirement 2

The following minimum apartment floor areas shall apply, and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:

- Studio apartment (1 person) 32sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2 bedroom apartment (3 persons) 63 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (4 persons) 76 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.

Minimum storage space requirements

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

ASSESSMENT

PRINCIPLE OF DEVELOPMENT

The proposed development consists of planning permission for the construction of 7x infill units on lands are zoned A - Town Centre with the stated objective- *To protect, improve and provide for the future development of the town centre and where residential use is established on site and permitted in principle.* Having regard to the above, the principle of the proposed residential development is acceptable and will be subject to a full planning assessment.

COMPACT SETTLEMENT GUIDELINES

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024) supports infill and backland development to encourage the growth of key towns, of which Naas is identified as one. Section 3.3.3 Key Towns and Large Towns outlines priorities of which the items (C), (D) and (E) below are of relevance

(c) protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,

(d) realise opportunities for adaptation and reuse of existing buildings and for incremental backland, brownfield and infill development, and

(e) deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built up footprint of the settlement

Section 3.3.6 of the Guidance Document 2024 does detail exceptions of which, (C) is the most relevant.

(c) In the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter.

The proposed development of 6 new dwellings and 1 refurbishment of an existing cottage on a site measured at a stated 0.0667ha would equate to a proposed density of approximately 105 units per hectare. The Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024) clearly state *that residential densities in the range 40 dph- 100 dph (net)* can generally be applied in the centres and urban neighbourhoods of Key Towns such as Naas. Having regard to the site being located within a town centre location and the proximity to bus stops, including the identified PT5 Bus Route (Eastern Spine) Future Project connecting Naas with the train station in Sallins, a higher level of density may be acceptable at the site. However, notwithstanding this, the proposed density, which is over 100 dwelling houses per hectare is considered to be too high for this site and location. The Applicant should be requested to reduce the density at this location. **Further information.**

LOCAL AREA PLAN POLICY & OBJECTIVES

It is noted that the area of the subject site is located within the Town Centre as outlined on figure 10.3 of the Naas Local Area Plan 2021-2027 but it is not identified within any of the Core Regeneration Areas. However, it does directly abut the area identified as *CRA1: Main Street* in the Plan. This section of the Plan supports the strengthening of the established centre in which to **live**, work, shop, and socialise through **showcasing the town's historic, architectural and civic heritage**. It is considered that having regard to the location of the

shopping centre to the northwest of the site and the hotel and businesses to the southwest, that policy would support the proposed residential use at this use subject to it being demonstrated that it **showcases the town's historic, architectural and civic heritage**

HERITAGE

- Objective **AH 065** of the County Development Plan seeks to ensure *that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA*. The 2-storey block to the rear of the existing Dublin Road cottage is considered to be overly dominant from a visual perspective and the upper floor and unusual roof profile would be overly dominant on character of the setting.
- The site is also located in close proximity to the protected structure known as the almshouse adjacent to the north (NS19-011). Objective **BH 1.2** seeks to Support the sensitive conservation of protected structures, their curtilage and attendant grounds. The block where units 2 and 3 are proposed to be located is considered to visually dominate to the protected structure and would not enhance its setting. The 2-storey block to the rear of the cottage should be reduced to a single storey or alternatively a less-complicated roof profile proposed. **Further Information to be requested.**

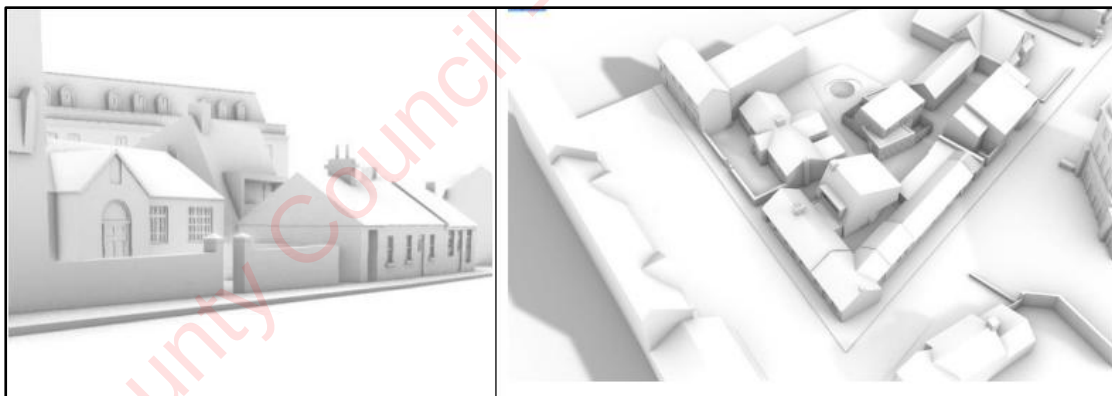


Fig 4: Computer generated imagery submitted showing the proposed block to the rear of the almshouse (NS19-011).

- As discussed above, the proposed contemporary design is considered to be a significant departure from the existing historic character (protected structure and ACA) and setting of the surrounding area by way of its height, scale, bulk, mass and by way of the unusual roof profiles of the proposed structures. Notwithstanding the dominance of the recently constructed extension to the hotel (to the south), the subject site sits within a small grouping of cottages and structures with a similar design language, and they read as one grouping. It is therefore considered that the unusual contemporary roof profile proposed within the subject development do not speak to the design, form and urban

grain of the immediate environs and should be redesigned to offer a more sensitive proposal. **Further Information to be requested.**

- In accordance with objective **AH 023** of the County Development Plan the Applicants are required to provide an *Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting*. This report should be prepared by a person with conservation expertise and must be accompanied by elevations showing the visual impact of the proposed 2-storey dwellings in the background of the front elevation of the protected outbuilding. *Even though a Design Statement and a Conservation report was submitted with this Application it is considered that it does not satisfactorily address the context of the proposed development site and how it will enhance the ACA.* The Heritage Officer's report states that whilst residential development within Naas is potentially positive, the development must comply with the relevant conservation objectives including BH 1.2 and BH 2.1 and policy BH 2 and has recommended Further Information sought on details regarding the sympathetic treatment of the existing cottage. **Further Information.**

In summary, the proposed development by way of its 2-storey element, towering to the rear of the structure, and highly visible from the Dublin Road, with an unusual contemporary roof profile that does not 'speak to' the design language of the small grouping of cottages and located within the Naas Architectural Conservation Area and immediately adjacent to the site of the Protected Structure, it would appear to be contrary to objectives **AH 065** and **BH 2.1** which seeks to ensure that new development, extensions and renovation works within or adjacent to Naas ACA is sympathetic to the distinctive character of the area and enhances the special character and visual setting of the ACA including vistas, streetscapes, building line, fenestration patterns and architectural features.

The Applicant should be offered the opportunity to explore a redesign through a request for **Further Information**.

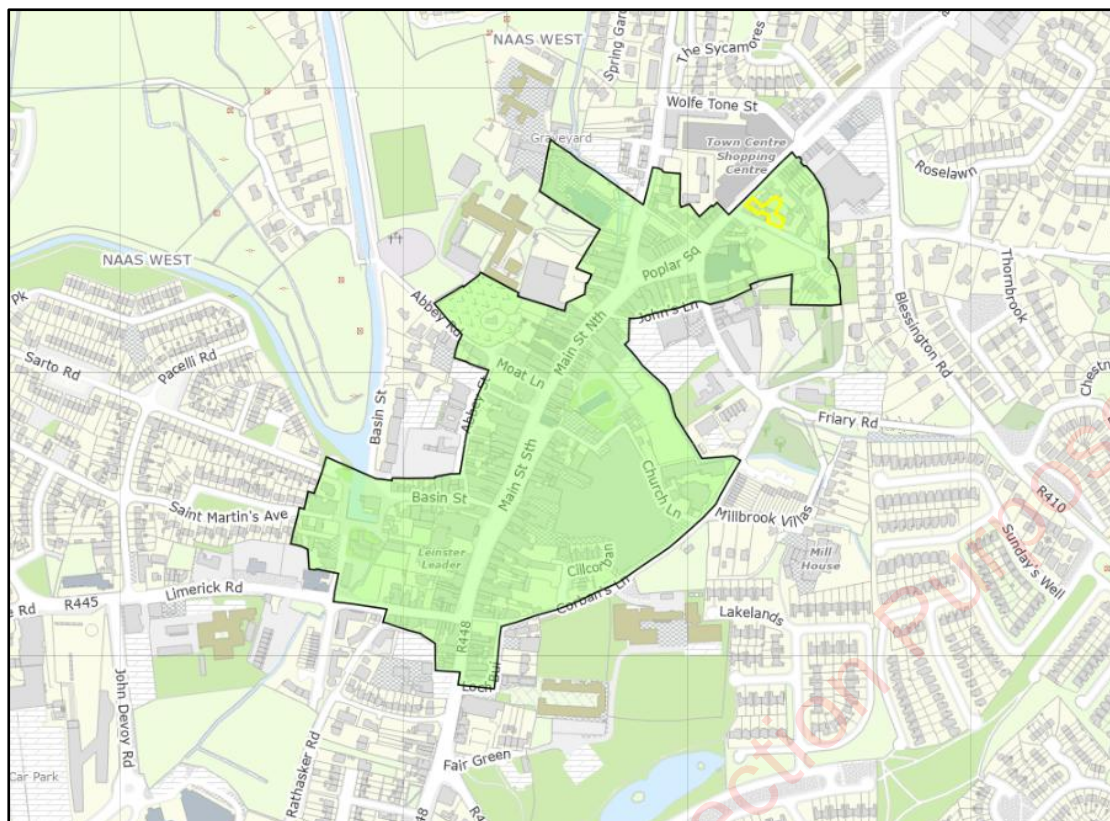


Fig 4: Map illustrating location of the site within the Naas Architectural Conservation Area.

ARCHAEOLOGICAL HERITAGE

The site is in the established zone of archaeological potential for the historic town of Naas, which is an area that is subject to statutory protection in the Record of Monuments and Places established under Section 12 of the National Monuments (Amendment) Act 1994. Having regard to the site's proximity to the Graveyard (KD019-030042) which was uncovered during archaeological excavation, there is a strong possibility that further unrecorded features may be disturbed as part of the groundworks for the proposed development. The Heritage Officer's report requires more information regarding the potential for archaeology on the site. **Further Information.**

The Department of Housing, Local Government and Heritage has assessed the application and has requested that an Archaeological Heritage Assessment be compiled. **Further information.**

Furthermore, the photographs, submitted with the application and those taken during the site inspection, indicate outbuildings and walls (stone structure) remaining on site; it is proposed to demolish these. Having regard to the historic material on site and in the environs of the site and having regard to the historic character of the area the Applicant should be requested to explore the reuse of historic material remaining on site within the construction of any future development on it. The Applicant should also identify what the historic use of this structure was and identify if it had any relationship to the Almshouse. **Further Information.**

SITE LAYOUT & DESIGN

The Applicant's cover letter, Design Statement and other reports sets out a form of rationale for the proposed development. The proposed development *'designed to be the first passive house plus/premium campus development in Ireland'* and the creation of *'a low carbon green infrastructure'* development contributing *'to the sustainable low carbon and climate resilient future of the town'* is supported by policy and is generally welcomed. However, it is not accepted that

'despite being surrounded by adjacent developments of significant height and bulk, the proposed buildings have been designed to be contextual in scale, and responsive to the setting. The buildings rise to no more than two stories and support the urban design context of the site through appropriate modelling of the overall building volumes. Roofs have been utilised for energy generation without compromising the relationship of the development to the adjoining conservation properties, nor compromising their long-term integrity.'

Nor is it accepted that

the development has also been designed to respect the presence of the protected structure and the proposed residential units located to the rear of this structure have been scaled so as to not be visible above the profile of the protected structure

Objective EDO 3.7 of the Naas Local Area Plan 2021-2027 although seeks to *'encourage and facilitate the re-use and regeneration of vacant / derelict land and buildings for retail and other town centre uses'* any proposed development needs to have *'due cognisance of the character, heritage, and design requirements for the Architectural Conservation Area (ACA)'* It is considered that the proposed two-storey element of both Block 1 and Block 2 and to a lesser extent Block 3, particularly the roof-profile (notwithstanding its overall height of 7.551m) and by way of its close proximity to the street (and the rear of the historic buildings) would have a serious negative impact on the setting of the Almshouse and existing low-profile single storey cottages which form part of the Naas Architectural Conservation Area. It is considered that the proposed development does not comply with this Objective and should therefore be significantly redesigned. **Further Information.**

It is considered that the design of the proposed development would benefit from the engagement of the Applicant with the Housing / Development Section of Kildare County Council. Notwithstanding the comments made on Page 8 of the Design Statement report, the Applicant should be requested to explore further the potential for a more holistic development of the entire cluster of structures at this location (including the Alms building and the subject site) and explore the possibility of incorporating the Almshouse within the proposed development, which may provide for more opportunities for connections, linkages, interaction and more appropriate designs that *'speak-to-each-other'*. In the event that engagement may not be forthcoming the Applicant should be

requested to provide for a redesign that facilitates and future proofs the setting and potential connections at the site of the Protected Structure. **Further Information.**

Minimum Standards

Drawing P.09: Proposed Areas/Design Standards Development at Dublin Road & Gleann na Gréine, Naas.						Own-door Units - Details	
	Block 1 - Unit 1 2 bed / 3 person	Block 1 - Unit 2 1 bed	Block 1 - Unit 3 1 bed	Block 2 - Unit 4 1 bed	Block 2 - Unit 5 1 bed	Block 3 - Unit 6 2 bed / 4 person	Block 3 - Unit 7 2 bed / 4 person
Unit Area	50.00m ²	45.50m ²	45.00m ²	49.00m ²	49.00m ²	73.00m ²	73.00m ²
	*63.00m ²	45.00m ²	45.00m ²	45.00m ²	45.00m ²	73.00m ²	73.00m ²
L/D/K Area	21.10m ²	23.20m ²	23.20m ²	25.00m ²	25.00m ²	30.40m ²	30.40m ²
	28.00m ²	23.00m ²	23.00m ²	23.00m ²	23.00m ²	30.00m ²	30.00m ²
L/D/K Width	4.20m	4.40m	3.70m	3.85m	3.85m	4.70m	4.70m
	3.60m	3.30m	3.30m	3.30m	3.30m	3.60m	3.60m
2P Bed Area (Min)	7.50m ²	11.40m ²	12.20m ²	18.30m ²	18.30m ²	12.40m ²	12.40m ²
	11.40m ²	11.40m ²	11.40m ²	11.40m ²	11.40m ²	11.40m ²	11.40m ²
2P Bed Width (Min)	2.30m	3.05m	3.30m	2.95m	2.95m	2.85m	2.85m
	2.80m	2.80m	2.80m	2.80m	2.80m	2.80m	2.80m
Bedrooms Aggregate	17.20m ²	11.40m ²	12.20m ²	18.30m ²	18.30m ²	24.60m ²	24.60m ²
	20.10m ²	11.40m ²	11.40m ²	11.40m ²	11.40m ²	24.40m ²	24.40m ²
Storage	3.30m ²	3.60m ²	3.00m ²	3.40m ²	3.40m ²	6.40m ²	6.40m ²
	5.00m ²	3.00m ²	3.00m ²	3.00m ²	3.00m ²	6.00m ²	6.00m ²
Private Amenity	5.90m ²	14.70m ²	4.40m ²	10.00m ²	10.00m ²	7.00m ²	7.00m ²
	6.00m ²	5.00m ²	5.00m ²	5.00m ²	5.00m ²	7.00m ²	7.00m ²
Communal Amenity	21.00m ²	21.00m ²	21.00m ²	21.00m ²	21.00m ²	21.00m ²	21.00m ²
	6.00m ²	5.00m ²	5.00m ²	5.00m ²	5.00m ²	7.00m ²	7.00m ²
Orientation	W / E	SW / SE	NE / SE	N / S	N / S	N / S / W	N / S / E
Martin Murray Architects -- June 2025						Note: *Areas in colour indicate the current minimum standard	

Fig 4: Proposed areas and design blocks table submitted.

The Applicant's Proposed Area/Design Standards table (In figure 4) has been assessed against the size and storage included in the Design Standards and Guidelines for Planning Authorities. Units 2-7 appear to meet the minimum standards. However, the overall area and storage proposed for Unit 1 are below the minimum standards provided for in the document. The Applicant should be requested to explore the possibility of increasing the size of the existing cottage (via a small extension) to increase the standards for the inhabitants. **Further Information.**

Visual character

Notwithstanding the eclectic mix of designs at this location in Naas, the proposed development due to its location immediately abutting the curtilage of the protected structure and the nature of the existing single storey cottage development to the south and west, is considered to be a significant departure from the existing historic development that abuts the site. It is considered that the proposed development has not satisfactorily addressed the context within which it will be set. Due to its specific location within a cluster of low-profile single storey structures, it is considered that this small corner at the junction of the Dublin Road and side street will be read together as a single unit. It is considered that this has not been addressed. The roof profiles will be highly visible from the Dublin Road, which is a major thoroughfare into and out of the town. The contiguous elevational drawings clearly indicate a lack of relationship between the existing and proposed structures. As per the Heritage Section of this report, see above, a redesign, specifically of the roof profile and

how the development will be viewed from the Dublin Road is required. **Further Information.**

Site Layout

Note: for a full assessment to take place, either an existing contour plan or a revised Site Layout Plan showing additional spot levels, specifically along Gleann Na Gréine (south) and indicating levels on all the adjoining landholdings to the north, east and west should be submitted. **Further Information.**

It is considered that the rear amenity of, and the boundary treatment between the proposed development site and the Almshouse has not been fully considered within the proposed design. This is an important issue for the success of the proposed development and the future proofing of the rejuvenation of the Almshouse site. **Further Information.**

Urban design

The Naas Local Area Plan policy and objectives seeks:

- (a) to establish a common design thread for the Main Street based on the use of pavement materials, street furniture and the coordinated and appropriate planting of trees.
- (b) Any new urban form to be of high-quality design and should respect the scale, massing and fine grain of the surrounding buildings.
- (c) Development to complement the fine urban grain of the built form.

Taking into consideration the above, the Applicant should be requested to seek through their design to complement the 'common design thread' such as revising roof profiles, taking contextual cues from historic elements and providing for a quality streetscape. **Further Information.**

Overlooking / Overshadowing

Having regard to the proposed proximity of the proposed blocks of dwelling to existing structures and residential properties, it has not been demonstrated that overlooking or overshadowing of these adjacent properties will not occur. The Planning Authority has concerns regarding the proximity of some elements of the proposal. The Applicant is requested to provide comment on this and submit revised proposals to mitigate these concerns.

Landscaping

The proposed landscape plan includes proposals for the provision of approximately 24 planters and a 'feature pond'. Some of the planters are proposed within the private amenity spaces of the proposed dwellings (Block 3), whilst others are proposed along the 'walkways' between the Dublin Road and the centre of the site and between the dwelling to the east and the centre of the site. It has not been demonstrated how accessibility would be impacted by the location of these planters, nor has the feasibility of same been demonstrated. For example, if they cannot be provided the site would be seriously hard-surfaced. **Further Information.**

Invasive Species

On foot of a site inspection, Japanese Knotweed (which is an invasive species) was discovered growing in several areas across the site. The Parks Department has reviewed the application also and has noted, in their report, the presence of the invasive species. The Applicant should be requested to appoint a suitably qualified and independent Ecologist to carry out a full ecological assessment of the site. A survey should be conducted to list any invasive species as listed under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) on site. A Management Plan will then be required to outline the measures for the control, removal and safe disposal of these invasive species. The Plan should include biosecurity measures which will ensure that the spread of these species is prevented.

Furthermore, the Applicant is required to submit a site-specific report prepared by a suitably qualified Civil Engineer with experience in invasive species and submitted to the Planning Authority. The site-specific report will need to assess the implications of the presence of these invasive species for ground stability, foundations, services, and any other structural elements of the proposed development; The report will also include a detailed risk assessment of the site's suitability for development in its current condition; and set out a comprehensive management and remediation strategy, including containment, treatment, or removal of Japanese Knotweed, with clear measures to prevent its spread during and after construction. These items will be included in a request for further information.

Note: Due to the seriousness of the apparent Invasive Species and the implications for any proposed development and the removal of same, the importance of these ecological reports cannot be understated.

SUDS, Green Infrastructure and Nature Based Solutions

Notwithstanding the positive report from the Water Department, there are concerns regarding the SUDS, Green Infrastructure and Nature Based Solutions proposed for the site. As stated above, the feasibility of the proposed planters is questioned. It is also not clear how much of the subject site will be soil-sealed / hard surfaced. The pond appears to be for 'feature' purposes only and it is noted that a 'tank' is proposed to support surface water drainage. The Applicant's attention should be brought to County Development Plan policy to seek nature-based solutions for the removal of surface water, that underground tanks will only be considered in exceptional circumstances and that green infrastructure should be incorporated within new developments. **Further Information.**

VEHICULAR PARKING/ ACCESS/ CIRCULATION/ BICYCLE PARKING

Between the First Floor and the Ground Floor Site Layout Plans it is unclear from the documentation submitted how the proposed vehicular sharing will operate. Furthermore, it cannot be determined from the drawings how circulation can be accommodated within the site and exiting and entering the site can be managed. It is also unclear how surface water runoff will be

collected at the proposed dish kerbed entrance, disposed of and not discharged onto the public road and footpath network. These items are also noted within the Roads and Transportation Section's report who also raise concerns about the provision of 4 car parking spaces for 7 dwellings, lack of information regarding cycle parking and bin storage/accessibility. **Further Information.**

CONCLUSION

The development of infill, backland and town centre sites is supported by National, Regional, County and Local policy and the principle of development for the subject site is generally accepted. However, it is considered that having regard to the site's location off the Dublin Road and within the Naas Architectural Conservation Area and directly abutting protected structure other policy objectives apply. Having regard to:

- (a) Objectives AH 023, AH 065, BH 1.2 and EDO 3.7 of the County Development Plan, all of which seek to protect the specific character and setting of the Naas ACA and the protected structure,
- (b) The need for a level of collaboration between the Applicant and the owner of the Almshouse (Protected Structure), with regards to boundary treatments, overlooking, movement and connections,
- (c) The high density proposed, which represents an overdevelopment of the site,
- (d) The unusual roof profiles that are out of keeping with the roof profiles of the existing structures in the immediate environs,
- (e) The potential for both overlooking and overshadowing of the existing properties within the vicinity of the site,
- (f) The lack of boundary treatment information,
- (g) The substandard interconnection with the site and the site of the Almshouse (Protected) and the lack of rationale for the puncturing of the front façade of the cottage facing onto to the Dublin Road to provide for what is considered to be a below standard access-way,
- (h) The presence of an invasive species on site and the management of same,
- (i) Minimum residential standards not being met in one of the proposed dwellings,
- (j) The lack of information regarding the vehicular manoeuvrability, bicycle parking, bin storage,
- (k) The lack of information relating to spot levels and contours and the volume of cut and fill required to provide for the proposed development,
- (l) The requirement for Archaeological surveys,
- (m) The requirement for a Bat Survey, especially of the vacant cottage and the outbuildings,
- (n) The coverage of hard standing / soil sealing and the proposed attenuation tank and the lack of green infrastructure and nature-based solutions,

It is considered that the design should be fully revised to omit a minimum of two units, preferable three (the two-storey element of Blocks 1 and 2 should be

omitted to provide for one storey structures. The revised design should not be detrimental to the character of the ACA or the setting of the adjacent protected structure. Further Information should therefore be sought.

RECOMMENDATION

Having regard to the above, it is recommended that **Further Information** be requested as follows:

Density

1. The Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024) applies a *residential density in the range 40 dph- 100 dph (net)* in the centres and urban neighbourhoods of Key Towns such as Naas. The proposed development of 6 new dwellings and 1 refurbishment of an existing cottage on a site measured at a stated 0.0667ha would equate to a proposed density of approximately 105 units per hectare, which is over the maximum stated in these Guidelines. Taking into consideration the proximity of the site to a Protected Structure, the site being located within the Naas Architectural Conservation Area and the constraints of the site (in proximity to other residential developments), the density should be significantly reduced to the lower end of the density range. The Applicant is requested to submit revised proposals for a significantly reduced density.

Minimum Residential Standards

2. The Applicant's Proposed Area/Design Standards table (In figure 4) has been assessed against the size and storage included in the Design Standards and Guidelines for Planning Authorities. The overall area and storage proposed for Unit 1 are below the minimum standards. The Applicant is requested to explore the possibility of increasing the size of the existing cottage (via a small extension) to increase the standards for the inhabitants.

Site Layout, Design and Heritage

3. Objective EDO 3.7 of the Naas Local Area Plan 2021-2027 although seeks to '*encourage and facilitate the re-use and regeneration of vacant / derelict land and buildings for retail and other town centre uses*' any proposed development needs to have '*due cognisance of the character, heritage, and design requirements for the Architectural Conservation Area (ACA)*' It is considered that the proposed two-storey element of both Block 1 and Block 2 and to a lesser extent Block 3, particularly the roof-profile (notwithstanding its overall height of 7.551m) and by way of its close proximity to the street (and the rear of the historic buildings) would have a serious negative impact on the setting of the Almshouse and the existing low-profile single storey cottages which form part of the Naas Architectural Conservation Area. It is considered that the proposed development does not comply with this Objective and should therefore be significantly redesigned. The Applicant is requested to submit a full redesign to address this concern.

4. *Visual character* - Notwithstanding the eclectic mix of designs at this location in Naas, the proposed development design, due to its location immediately abutting the curtilage of the protected structure and the nature of the existing single storey cottage development to the south and west, is considered to be a significant departure from the existing historic development that directly abuts the site. It is considered that the proposed development has not satisfactorily addressed the context within which it will be set. Due to its specific location within a **cluster** of low-profile single storey structures, it is considered that this small corner at the junction of the Dublin Road and side street will be read together as a single unit. It is considered that this has not been addressed. The roof profiles will be highly visible from the Dublin Road, which is a major thoroughfare into and out of the town. The contiguous elevational drawings clearly indicate a lack of relationship between the existing and proposed structures. A redesign, specifically of the roof profile and how the development will be viewed from the Dublin Road is hereby requested.
5. The site is also located in close proximity to the protected structure known as the Almshouse adjacent to the north (NS19-011). Objective **BH 1.2** seeks to Support the sensitive conservation of protected structures, their curtilage and attendant grounds. The block where units 2 and 3 are proposed to be located is considered to visually dominate to the protected structure and would not enhance its setting. The 2-storey block to the rear of the cottage should be reduced to a single storey or alternatively a less-complicated roof profile proposed.
6. It is considered that the rear amenity of, and the boundary treatment between the proposed development site and the Almshouse has not been fully considered within the proposed design. This is an important issue for the success of the proposed development and the future proofing of the rejuvenation of the Almshouse site. It is further considered that the design of the proposed development would benefit from the engagement of the Applicant with the Housing / Development Section of Kildare County Council. Notwithstanding the comments made on Page 8 of the Design Statement report, the Applicant is requested to explore:
 - a. further the potential for a more holistic development of the entire cluster of structures at this location (including the Alms building and the subject site) and explore the possibility of incorporating the Almshouse within the proposed development, which may provide for more opportunities for connections, linkages, interaction and more appropriate designs that 'speak-to-each-other'.
 - b. In the event that engagement may not be forthcoming the Applicant is requested to provide for a redesign that facilitates and future proofs the setting and potential connections at the site of the Protected Structure and between the two sites.

7. The Department of Housing, Local Government and Heritage has assessed the application and has requested that:
 - a. an Archaeological Heritage Assessment be compiled.
 - b. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
 - c. The archaeologist should carry out any relevant documentary research and inspect the site. Evaluate the development in terms of the impact (direct and indirect) of the proposed works and the works that have been carried out on existing or predicted archaeology.
 - d. Test trenches may be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-1994), having consulted the site drawings.
 - e. Having completed the work, the archaeologist should submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage in advance of the planning decision.
8. The Council's Heritage Team has concerns regarding the proposed development and has requested the following to be submitted:
 - a. Details on the proposed works to the existing cottage on site. The submitted Design Statement refers positively to the need to treat the building sympathetically, but there is insufficient detail included. A detailed conservation report to include the proposed works is requested.
9. The photographs, submitted with the application and those taken during site inspection, indicate the presence of outbuildings and walls (stone structures) remaining on site; it is proposed to demolish these. Having regard to the historic material on site and in the environs of the site and having regard to the historic character of the area the Applicant is requested to explore the reuse of historic material remaining on site within the construction of any future development on it. The Applicant is also requested to identify what the historic use of this structure was and identify if it had any relationship to the Almshouse (a report is requested regarding these items).
10. *Site Layout* – It is noted that for a full assessment to take place, either an existing contour plan or a revised Site Layout Plan showing significantly additional spot levels, specifically along Gleann Na Gréine (south) and indicating levels on all the adjoining landholdings to the north, east and west is requested to be submitted.
11. The Applicant is requested to submit details of the volume of cut and fill required for the proposed development. Details should include cubic

metres of soils to be removed. Please note that due to the presence of an invasive species on the site that the removal of soils may not be possible.

12. Urban design - The Naas Local Area Plan policy and objectives seeks:

- to establish a common design thread for the Main Street based on the use of pavement materials, street furniture and the coordinated and appropriate planting of trees.
- Any new urban form to be of high-quality design and should respect the scale, massing and fine grain of the surrounding buildings.
- Development to complement the fine urban grain of the built form.

Taking into consideration the above, the Applicant is requested to seek, through a redesign of the proposed development, to complement the 'common design thread' such as revising roof profiles, taking contextual cues from historic elements and providing for a quality streetscape.

13. Overlooking / Overshadowing - Having regard to the proposed proximity of the proposed blocks to existing structures and residential properties, it has not been demonstrated that overlooking or overshadowing of these adjacent properties will not occur. The Planning Authority has concerns regarding the proximity of some elements of the proposal to existing amenity including the access laneway of Unit 7 and the proximity to the neighbouring front windows to the east. The Applicant is therefore requested to provide comment on this and submit revised proposals to mitigate these concerns.

Landscaping

14. The proposed landscape plan includes proposals for the provision of approximately 24 planters and a 'feature pond'. Some of the planters are proposed within the private amenity spaces of the proposed dwellings (Block 3), whilst others are proposed along the 'walkways' between the Dublin Road and the centre of the site and between the dwelling to the east and the centre of the site. It has not been demonstrated how accessibility would be impacted by the location of these planters, nor has the feasibility of same been demonstrated. For example, if it is not feasible, the site would be seriously hard-surfaced. The Applicant is requested to comment on the above and is requested to submit a revised Site Layout Plan at a scale that notates measurements and spot levels clearly to support a full assessment.

15. The applicant is requested to submit a full boundary treatment plan for the entire site.

Landscaping / SUDS / Nature Based Solutions / Green Infrastructure

16. Notwithstanding the report from the Water Department, there are concerns regarding the need to include SUDS, Green Infrastructure and Nature Based Solutions within the site. As stated above in Item 14, the

feasibility of the proposed planters is questioned. It is also not clear how much of the subject site will be soil-sealed / hard surfaced. The pond appears to be for 'feature' purposes only and it is noted within the documentation submitted with the application, that a 'tank' is proposed to support surface water drainage. The Applicant's attention is brought to County Development Plan policy which seeks the inclusion of nature-based solutions for the removal of surface water, that will only accept underground tanks **in exceptional circumstances** and that green infrastructure should be incorporated within new developments. It is considered that the proposed development does not comply with County Development Plan policy. The Applicant is requested to address these concerns and submit revised proposals for the development.

Parks / Landscaping and Invasive Species

17. Japanese knotweed has been identified to be present on the site. It is requested that the applicant submit a detailed assessment of the site to include invasive species on the site, their current condition, the proposed management plan, how the material will be handled on site, disposal methods, and other relevant information. Information from a suitably qualified civil engineer is also required to detail how the site can be remedied to create a suitable subbase for construction, following the present of knotweed.
18. The Applicant is requested to:
 - a. Retain the services of a suitably qualified and independent Ecologist who shall be appointed by the developer to carry out a full ecological assessment of the site.
 - b. Submit a survey by a qualified Ecologist to identify any invasive species listed under the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) or other species of concern.
 - c. If invasive species are present, submit a Management Plan outlining measures for their control, removal, and safe disposal in line with legislation and best practice. The Plan should also set out biosecurity measures to prevent spread during site works. This information is required to fully assess the application and ensure compliance with environmental legislation.
 - d. The applicant is required to submit a site-specific report prepared by a suitably qualified Civil Engineer with experience in invasive species and submitted to the Planning Authority. Assess the implications of its presence for ground stability, foundations, services, and any other structural elements of the proposed development; Provide a detailed risk assessment of the site's suitability for development in its current condition; and Set out a comprehensive management and remediation strategy, including containment, treatment, or removal of Japanese Knotweed, with clear measures to prevent its spread during and after construction.

Transportation / Access / Car parking / Cycle Parking

19. The Applicant is requested to address the concerns of the Transport, Mobility and Open Spaces Department in relation to the car parking layout. There appears to be insufficient space in the current layout to allow adequate manoeuvrability for vehicles within the site. The applicant should note that the required minimum circulation aisle width for vehicle movement is 6.0m. A critical swept path analysis is required for a private vehicle demonstrating access and egress to and from the proposed vehicular entrance and to and from all parking spaces.

20. The applicant should note the Roads Departments Report. The applicant is advised to liaise directly with the Department and submit a letter with details of what has been discussed. Details of the future viability of the car sharing project should also be included.

The applicant is to note the Planning Authority may impose a condition and a financial levy of €10,000.00 per space in lieu of a deficit of vehicular parking spaces in accordance with the Development Contribution Scheme 2023 – 2029, adopted by Kildare County Council pursuant to Section 48 of the Planning And Development Act 2000, as amended should a decision to grant planning permission be made.

21. The Applicant is requested to demonstrate pedestrian/cycle access and routes throughout the development, including how the proposed cycle storage as shown can be safely and conveniently accessed.

22. The applicant is requested to submit a revised Site Layout Plan at a scale of 1:250 indicating the following:

- a. The dimension of the proposed parking spaces. The required dimensions of 2.50 metres by 5.00 metres in dimension marked in 100 mm white lines of a durable material.
- b. The dimensions of the circulation aisle. The required dimension is a width of 6.00 metres.
- c. Bin Storage locations.
- d. Electric vehicle (EV) charge points to serve the proposed development having consideration to the objectives TM O117 and TM O118 Chapter 5 of the Kildare County Development Plan 2023 – 2029.
- e. The manner in which surface water runoff is collected at the proposed dished kerbed entrance, disposed of and not discharged onto the public road and footpath network.

Environment

23. Due to the shortfall in information provided in the initial planning application to allow the Environment Department to formulate a decision in terms of how the proposed development will impact on the Environment the following is requested:

The operational waste management strategy is unclear from the drawings and documents provided. The Applicant further fails to outline

clearly their approach to analysing the operational waste demands of the proposed residents, and how this is to be catered for in the proposed development. The Applicant is requested to submit a report outlining the overall operational waste management strategy of the proposed development in accordance with the Kildare County Council Waste Presentation byelaws 2018, and in accordance with Objectives IN 042 and 047 the Kildare County Council County Development Plan, including the following:

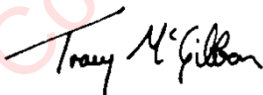
- a. A brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants,
- b. Clear details of the proposed waste storage facilities, including plans and elevations,
- c. Details in terms of how the developer will promote and manage the separation of waste into at least 3 separate receptacles (recycle/bio/residual) by the residents, and
- d. Details of how it is proposed to secure the waste management facilities against fly tipping and vermin.

Taking In Charge

24. The applicant is requested to confirm whether it is proposed that any aspect of the proposed development is intended to be Taken in Charge by the local authority upon completion and if so, the applicant is requested to submit a proposed Taking in Charge map which clearly indicates the areas which are proposed to be TIC and those which will remain private.



Cian Buckley
Graduate Planner
04/09/2025



Tracy McGibbon
Senior Executive Planner
04/09/2025

Appendix 1: AA Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT	
(A) Project Details		
Planning File Ref	25/60789	
Applicant name	Martin Murray.	
Development Location	Dublin Rd / Gleann Na Greine, Naas, Co. Kildare W91 CYH7.	
Site size	0.067ha	
Application accompanied by an EIAR (Yes/NO)	No	
Distance from Natura 2000 site in km	The nearest Special Area of Conservation (SAC) site is the Red Bog SAC located approximately 8.51km east of the application site at the nearest point.	
Description of the project/proposed development		
The proposed development comprises the following: • Planning permission for the demolition of the rear extensions of an existing single storey cottage as well as a store (in ruins) and a domestic garage further to the rear of the site. • Permission for the alteration of the internal layout of the existing 4 bedroom cottage to provide for a new 2 bedroom unit. • Planning permission for the erection of 3x new, 2-storey residential blocks with 2 units in each, 4x 1 bed units and 2x 2 bed units in addition to the refurbished cottage. • The provision of 1x new pedestrian and bicycle entrance at the Dublin Road-side of the site and 2x at the Gleann Na Greine side where the vehicular entrance is also to be located. • The provision of EV charging and bicycle parking also and screening walls of various heights. • Connections to mains water system and public sewer and all associated site works.		
(B) Identification of Natura 2000 sites which may be impacted by the proposed development		
	Yes/No If answer is yes, identify	

			list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	NO
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species. No further assessment in relation to habitats or birds is required. If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC.		
Name:	Cian Buckley	
Position	Graduate Planner	
Date:	28/08/2025	

Appendix 2: EIA Screening



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning Register Reference:	25/60789	
Development Description Summary:	The proposed development comprises the following: • Planning permission for the demolition of the rear extensions of an existing single storey cottage as well as a store (in ruins) and a domestic garage further to the rear of the site. • Permission for the alteration of the internal layout of the existing 4 bedroom cottage to provide for a new 2 bedroom unit. • Planning permission for the erection of 3x new, 2-storey residential blocks with 2 units in each, 4x 1 bed units and 2x 2 bed units in addition to the refurbished cottage. • The provision of 1x new pedestrian and bicycle entrance at the Dublin Road-side of the site and 2x at the Gleann Na Greine side where the vehicular entrance is also to be located. • The provision of EV charging and bicycle parking also and screening walls of various heights. • Connections to mains water system and public sewer and all associated site works.	
Was a Screening Determination carried out under Section 176A-C:	☐ Yes, no further action required ☒ No, proceed to Part A	
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐ Yes, specify class: [insert class here]	EIA is mandatory No Screening required CS1	
☒ No	Proceed to Part B	
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [Insert class & threshold here]	EIA is mandatory No Screening required CS1	
☒ No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2	

☐	Yes the project is of a type listed but is <i>sub-threshold</i> : [Insert class & threshold here]	Proceed to Part C
PART C. Has Schedule 7A information/screening report been submitted?		
☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.

Name:	Cian Buckley
Position:	Graduate Planner
Date:	28/08/2025

Appendix 3: Additional Site Photos



Fig 8: Site inspection photo.



Fig 9: Site inspection photo.



Fig 10: Site inspection photo.