

PLANNING DEPARTMENT

Kildare County Council

Planning Report



25/124

Name of Applicant	Aileen & Michael Moloney
Address of Development	1 The Meadows, Newtown Manor, Kill
Development	Infill Residential
Type of Permission	Permission
Date Inspected	12/08/2025.
Due Date	03/09/2025.

Description of Proposed Development

The proposed development will comprises:

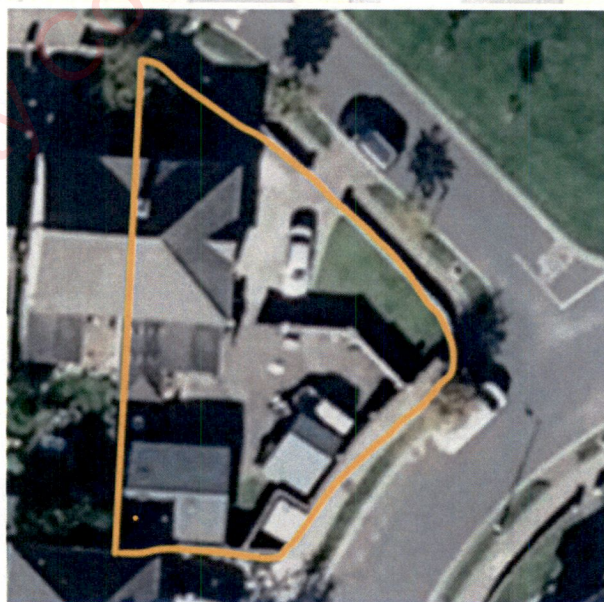
1. A detached dormer bungalow
2. Widening of existing vehicular entrance for the purpose of creating a shared vehicular entrance and
3. All associated site works

Site Location

The subject site is located in The Meadows housing estate at a visually prominent corner site. It includes a substantial garden to the side and rear as well as off street parking to the side. A garden shed/log cabin sits within the rear garden with another garden shed to the side. The existing dwelling of 100sqm area is one half of a semi-detached pair. Its design differs from neighbouring properties, in that the side elevation includes the main occupant access representing a form of active frontage at this corner. Stated site area is 0.046ha. The site is generally level throughout



Streetview of site



Close up site image (Apple Maps) – Rough outline

Site Services

Mains Water Mains / Municipal Sewer / On site soak pit.

Flooding

No records of pluvial or fluvial flooding at site following reference to KCC's GIS system.

Internal Reports

Naas MD	Site notice in place
Roads	No objections, subject to conditions
Water	No objections, subject to conditions
Environment	No report on file

Prescribed Bodies

Uisce Eireann	No response at time of writing
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Submissions/Observations/Representations

None.

Pre-Planning Consultation

None.

Built/Natural Heritage

Built Heritage	None in vicinity of site
Archaeological Heritage	There are no National Monuments within approx. 500m of the site (KD)
Natural Heritage	The site is located approximately 6km northwest of Red Bog Special Area of Conservation.

Relevant Planning History

05/2256: Permission was **granted** to Cavan Developments Ltd for Permission was granted for revisions comprising full front brick elevations to approved 4 bedroom houses on sites 3-4, 44-45, 88-95 incl, 131-136 incl (Reg Ref 04/1143) to housing development.

04/1143: Permission was **granted** to Cavan Developments Ltd for a housing development of 168 dwellings comprising 40 no. 3 bed semi detached houses, 64 no. 3 bed terraced houses, 26 no. 4 bed semi detached houses, 27 no. 2 bed and 9 no. 1 bed apartments in 3 no. 3 storey blocks, 2 no. 2 bed, etc.

No comparable infill developments have been completed within the estate.

Policy Context

Sustainable and Compact Settlements | Guidelines for Planning Authorities 2024

Quality Housing for Sustainable Communities DoEHLG 2007.

Kildare County Development Plan 2023-2029

- Chapter 3 – Housing
- Chapter 14 - Urban Design
 - UD O1
- Chapter 15 – Development Management Standards
 - S.15.4.6 House Design

Kildare County Development Plan 2023 - 2029 – Kill

Zoning “B – Existing Residential/Infill - To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.”

*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice".
(BRE (Building Research Establishment))*

Principle of Development

Having regard to the zoning of the site, and the acceptability of infill developments in principle, subject to a full planning assessment, the Planning Authority consider the principle of the proposed development to be acceptable.

Proposal

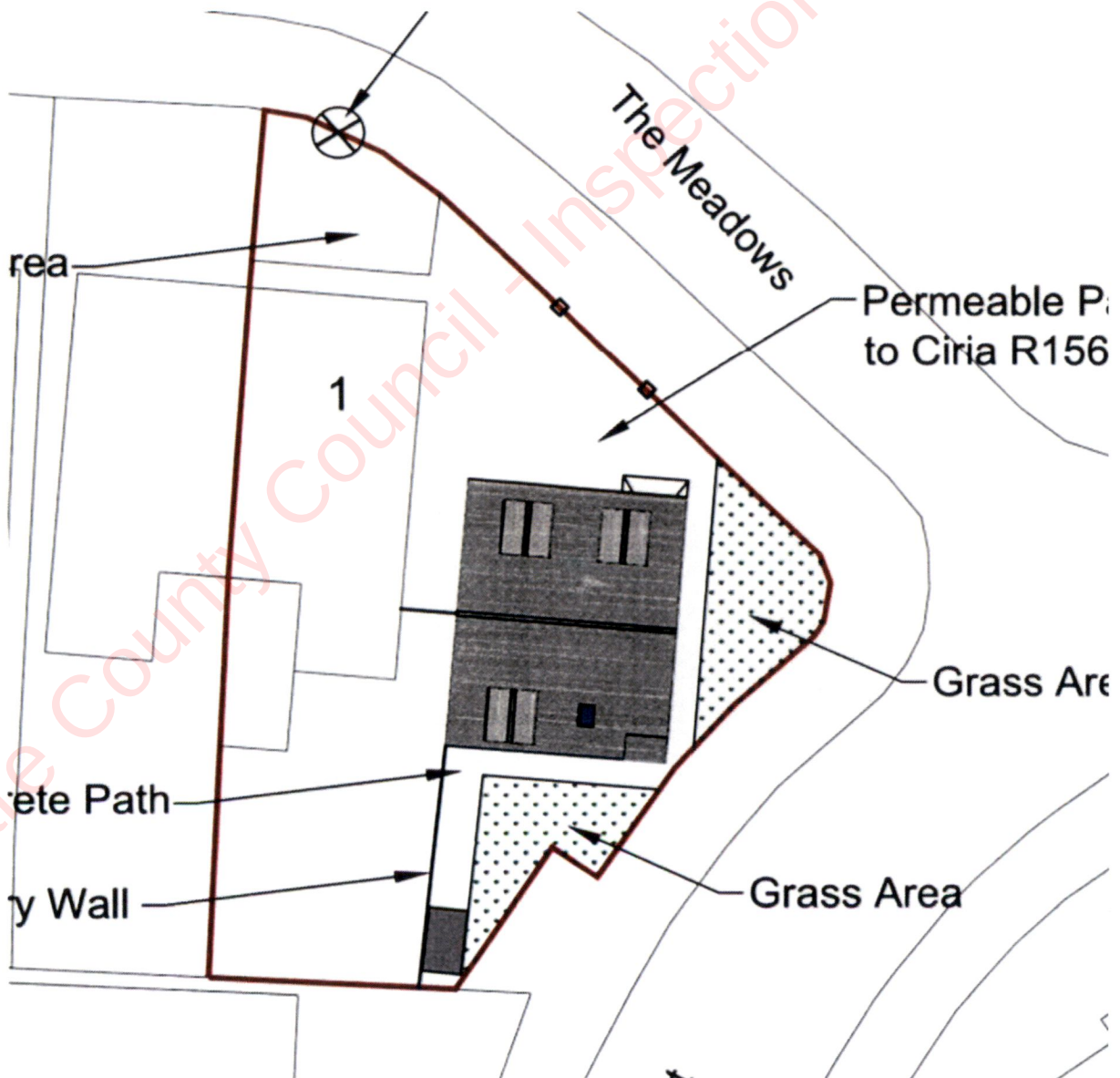
The proposal is for a detached 127sqm dwelling.

The roof form includes two dormers set into the front facing roof slope and one to the rear. The main roof is a slack in pitch gable. Solar panels proposed to rear.

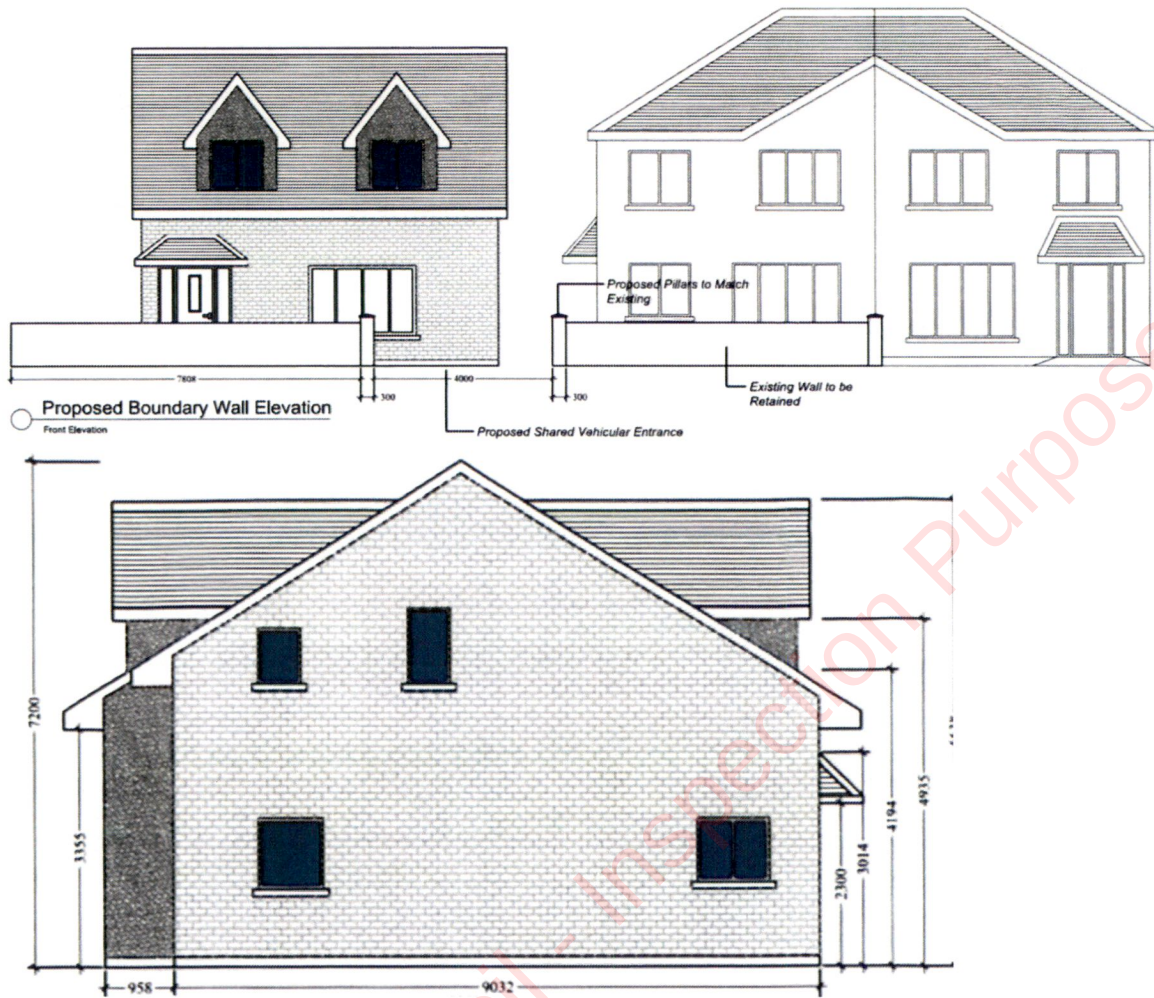
The applicants seek to widen the existing vehicular entrance by 4m to create a shared vehicular entrance.

Design and Visual Impact

The applicant proposes to subdivide the existing site and to construct a detached 127sqm, two-bedroom, detached, dormer dwelling in the side garden of No. 1 The Meadows. However, it is unclear from the Site Layout Plan or the submitted documentation received with the application how the site is to be subdivided and is therefore a full assessment cannot be carried out. **Further Information.**



Proposed Site Layout Plan



Proposed front and side elevations – Side elevation would present and be prominent as one approaches the site.



Site is located on a prominent corner and will be highly visible on approach.

Objective UD O1 of the Kildare County Development Plan 2023-29 requires *inter alia* a high standard of urban design and layout in all new development. In this proposal materials proposed are to match existing. Aside from this, the design fails entirely to respond to its context and therefore would represent a visually incongruous and

discordant addition to The Meadows contrary to UD O1. Any proposed development on this prominent corner site will require a higher standard of design due to its highly visible location. The design at this location will need to be well-thought out and designed to address the streetscape that wraps around the site. This is not the case in the proposed development. A full redesign is required. **Further information.**

The Applicant should be requested to redesign the proposal to better integrate visually into the site and to respond more effectively to its wider surroundings. Active frontage and side elevations should be integrated. Prior to submission of this complete redesign, the applicant needs to consider the prominence of the site and how it can satisfactorily address all the streets onto which it would face.

Occupant Amenity & Private Open Space

A full redesign is required. Notwithstanding this, the proposed dwelling has been assessed as follows: the internal configuration would see the proposed 127sqm dwelling consist of a kitchen, living area, dining area, downstairs W.C., hall, store and utility area at ground floor level, and at upper floor level, an indicated 2 no. bedrooms, a study, 2 no. stores, and a landing. With reference to the Table 15.2 of the Kildare County Development Plan the proposed 2 bedroom dwelling plus a study (that may be utilised by occupants as a bedroom) would appear to exceed the space standards for 2 and 3 bedroom units, if using the calculations provided by the Applicants. However, as it is unclear how the site is to be separated between the existing and proposed dwellings a full assessment cannot be undertaken. The private open space provision for both dwellings may be acceptable in terms of area (to be determined). **Further Information** However, having regard to the shape and location of proposed parcels of lands for amenity space, particularly to the front (side) of the proposed dwelling, its usability and quality is questionable – the Applicant should therefore demonstrate how it is proposed to provide for rear amenity space for both dwellings to minimum standards. **Further Information.**

With reference to occupant amenity, the internal house layout is generally acceptable, and internal storage exceeds the standards in Table 15.2 however it is unclear how the occupants will circulate from the exterior front to the rear private amenity space of the house without going through the dwelling. **Further Information** is sought to clarify.

Neighbour Amenity

The proposal does not back directly onto neighbouring properties therefore rear facing separation distances are not an issue. Some degree of overlooking to neighbours will occur but this is typical of a suburban area and is acceptable and comparable to the existing situation. Some loss of morning sunlight receipt to the rear garden at No. 1

will occur in addition to an increased enclosing impact at that dwelling however again the degree of change is acceptable in the urban context. Private open to the rear of No. 1 will be reduced to 90sqm and is acceptable. Notwithstanding this, the lack of plans for the existing dwelling precludes officer assessment of the impact on windows to the side of the house. **Further Information** is sought to clarify.

Roads & Access

The applicant proposes to widen and share the existing access to 4m. One parking space is proposed and this is acceptable for units up to and including 3 bed units therefore the proposed provision is adequate. The Roads Section has reviewed the application and recommend standard conditions.

Boundary Treatment

Boundary treatments include a 1.8m block and capped wall rear. At the front and side, the boundary wall is reduced in height to 1.2m to allow for sightlines and to match existing and is acceptable. However, the revised design (to be sought by way of further information) should seek to reduce the requirement for 1.8m high walls facing onto the street.

Water/Wastewater & Flooding

The applicant proposes to connect to the existing public mains, while also connecting to the public sewer for wastewater. The Planning Authority have assessed the subject site for flooding concerns and are satisfied that it is not located within a flood zone.

Conclusion

The principle of infill development at this prominent site is generally acceptable. However, there are serious concerns regarding the proposed design, orientation, alignment, bulk, scale and mass of the proposed dwelling, which does not fully address its context nor the importance of the pivotal nature of the site and is contrary to objective UD O1. The site requires a bespoke design. Further information is therefore required.

Recommendation

Further Information is sought on the following points:

1. Chapter 14 Urban Design and Section 15.4.6 of the Kildare County Development Plan require an appropriate layout, a high standard of building design, detailing and specification of materials in new development. "New developments should not be

incongruous or have an overbearing effect on the established environment.” The site is visually prominent within the estate leading to serious concerns over the visual impact of the proposed design which does not successfully address its context.

The Applicants are therefore requested to extensively redesign the proposed dwelling and the site layout to ensure that it addresses the street and integrates visually into the site and responds more effectively to its wider surroundings. The design should be ‘bespoke’ with active frontage addressing all streets. CGI images of the street scene from at least 3 different viewpoints should be included as well as contiguous elevations with boundary treatment included. All design changes should be reflected in Site Layout Plan. The revised design should seek to reduce the requirement for 1.8m high walls facing onto the street.

2. The Applicants are requested to:

(a) Submit a revised Site Layout Plan clearly delineating how the site is to be separated between the existing and proposed dwelling. Indicate the curtilage of both dwellings and all proposed boundary treatments.

(b) indicate the exterior path from the front to the rear of the proposed dwelling to ensure that occupants do not have to bring bicycles or other items through the dwelling. The gap between the existing and proposed dwelling should be annotated.

4. The rear amenity space appears to be substandard due to the awkward shape while leaving dead space to the side of the house. Please review the private open space provision for the existing and proposed dwelling delineating clearly areas and their intended use. All areas should be accurately scaled to allow for measurement. The Applicant should note that private open space is calculated to the rear of the property and not normally to the side (street facing).

5. The Applicant is requested to submit a floor plan layout and elevations of the **existing dwelling** to allow for assessment of the impact of the location of the proposed dwelling on the existing residential amenity i.e. loss of light, outlook, overbearing impacts etc. Unacceptable loss of residential amenity at the existing dwelling may lead to refusal.

Damian
McGibbon

A/Planner
27/08/2025.

Tracy McGibbon
Senior Executive Planner
01/09/2025

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:	25124	
Development Description Summary:	Subdivision of site & new dwelling	
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: <i>[insert class here]</i>		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): <i>[Insert class & threshold here]</i>		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> : <i>[Insert class & threshold here]</i>		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 Proceed to Stage 2

Name:	Damien McGrath
Position:	A Planner
Date:	27/08/2025



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details	
Planning File Ref	25124
Applicant name	Aileen and Michael Moloney
Development Location	1 The Meadows, Newtown Manor, Kill
Site size	0.026ha
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	6km northwest of Red Bog Special Area of Conservation.
Description of the project/proposed development	
Subdivision of site & dwelling	

(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	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?	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	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?	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	Is the development within a Special Protection Area, or within 5 km of same?	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 proximity of the nearest SAC and given the location, nature and extent of the proposed development it is not considered there would be potential to affect the ecological integrity and conservation objectives of the site.

Name:	Damien McGrath
Position:	A/ Planner
Date:	27/08/2025.

Kildare County Council - Inspection Purposes Only

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