



15

CHAPTER 15
Development Control Standards

15 DEVELOPMENT CONTROL STANDARDS

15.1 Background

This chapter deals with design and development. New development in rural and urban areas shall be absorbed and integrated successfully into its environment so that it is in keeping with the character of the area. This section of the plan will set out specific control measures for future development. These control measures will ensure that new development is of a quality, character, scale, layout and form of the area in question.

Achievement of Objectives

Section 15 of the Planning and Development Act 2000-2004 provides as follows:

- (1) It shall be the duty of a planning authority to take such steps within its powers as may be necessary for securing the objectives of the development plan.
- (2) The Manager of a planning authority shall, not more than 2 years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives referred to in subsection (1).

It is recognised that the achievement of all of the objectives listed in this Plan depends on a number of different factors. For many objectives Kildare County Council may not have the lead role as the issue may not be entirely within its remit but the Council will pursue the achievement of the objective with the relevant organisations and agencies and will provide whatever assistance it can. In particular, it must be recognised that sufficient financial and other resources will be necessary to ensure the achievement of all of the objectives listed. The achievement of some objectives will be entirely dependent on the availability of sufficient resources.

While some objectives are achievable from the Council's own resources, many are dependent on the receipt of funding from Central Government. Kildare County Council will make a case for such assistance in all appropriate circumstances. The primary local source of funding for capital works is the Development Contributions Scheme and the objectives of this Plan will be a valuable input to the determination of the list of priority projects for funding from Development Contribution receipts.

15.2 Development Control Standards

15.2.1 Site Coverage

Site coverage standards are intended to avoid the adverse effects of over-development.

$$\text{Site Coverage} = \frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$$

The maximum site coverage shall be 50% for residential development, 75% for Industrial and 66% for retail and commercial development. Within the Town Centre Zone, the maximum site coverage shall be 80% for all development. A particular site coverage standard shall be acceptable only where it is consistent with other standards such as open space requirements, car parking, plot ratio, building lines and building heights, fire safety and building regulations together with the amenity of adjoining dwellings.

15.2.2 Plot Ratio

The purpose of plot ratio standards is to prevent the adverse effects of over-development on the layout and amenity of buildings on the one hand and to ensure an adequate sense of enclosure and the efficient and sustainable use of serviced land on the other hand.

$$\text{Plot Ratio} = \frac{\text{Gross building floor area}}{\text{Gross site area}}$$

The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas.

The gross site area comprises all land within the curtilage of the site.

Generally the maximum plot ratio standard shall be 1.0 for all development.

Table 15.1 Plot Ratio Standards

City/Town Centre/Brownfield	- plot ratio 1.0 - 2.5
Inner Suburban	- plot ratio 0.5 -1.0
Outer Suburban	
In close proximity to public transport	- plot ratio 0.35 - 0.5
Remote from public transport	- plot ratio 0.25 - 0.35

In considering applications for redevelopment of existing sites, due regard will be had to the established plot ratio.

15.2.3 Building Height

- (1) The height of new or altered developments do not have to be held to that of immediate adjoining properties, but should minimise potential localised disamenity. In general, heights should respect the local streetscape or villagescape. New developments or alterations will not be allowed to prejudice the setting or views of the Record of Protected Structures, landmark buildings, Architectural Conservation Areas etc.
- (2) Exceptions may include structures that reinforce the urban form or are designed as landmark structures in relation to their particular setting.

- (3) Kildare County Council will encourage the greater utilisation of sites close to the town centre. In line with this, the Council will examine the design of new buildings in terms of height and scale on a case by case basis.
- (4) Additional control measures to minimise overlooking and overshadowing caused by any potential increases in height are as follows:

A) Overlooking

In general, a minimum distance of 22 metres between opposing above ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into living areas does not occur, this figure may be reduced. A separation distance of 35 metres should be considered in the case of overlooking living room windows and balconies at upper floors.

B) Overshadowing

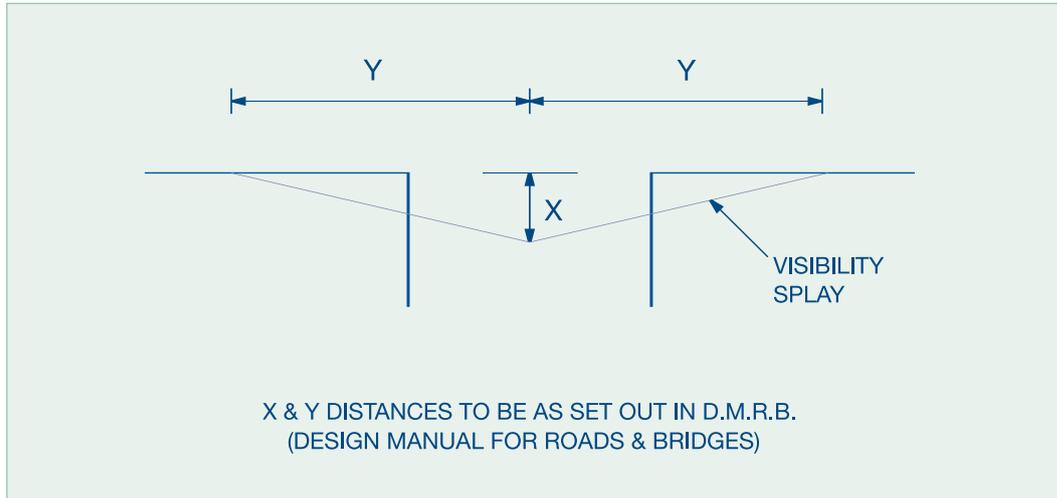
Where proposed development of significant height is located close to existing development, the Planning Authority may require daylight and shadow projection diagrams to be submitted. The recommendations of 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice "(BRE 1991) or B.S. 8206" Lighting for Buildings Part 2 1992: Code of Practice for Day lighting" should be followed in this regard.

15.2.4 Sightlines

Sightline requirements are determined by the Council on a case by case basis. Factors including the type, speed limit and condition of the road are taken into consideration. The following factors should be taken into account:

- Where sightlines are inadequate and would give rise to a traffic hazard, development will not be permitted.
- Where the improvement of sightlines requires the substantial or complete removal of an existing hedgerow, the developer must include detailed landscape proposals to minimise the impact.
- In cases where an access already exists with inadequate sightlines, it is Council policy to recommend the closing up of this entrance and facilitating another entrance with adequate sightlines.
- All applications for planning permission must clearly indicate the sightlines available at the proposed access.

Fig. 15.1 Recommended method of measuring sightlines:



15.2.5 Building Lines

The building line requirements for various developments are set out in Table 15.1. All measurements are taken from the nearest edge of road surface.

Table 15.1 Building line requirements

Road Classification	Requirement
Motorways	91.0m
National Primary	91.0m
National Secondary	91.0m
Regional Road	31.0m
Urban/County Road	18.5m
Distributor	18.5m

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, the developer may be required to provide these as a condition of planning permission.

15.2.6 Access onto Public Roads

Generally, where the capacity, width, alignment or surface condition of the road is inadequate, development will not be favoured.

Where new development would adversely impact on road drainage, development will not be permitted unless applicants agree proposals with the Council to improve the road.

The Council may require the submission of a Traffic Impact Assessment as part of an application. Applicants should consult with the Roads Design Section of the Council prior to the submission of an application.

15.2.7 Access Requirements

Generally, it is the policy of the Council to discourage the proliferation of access points onto public roads, particularly in areas where the maximum speed limit applies. The Council therefore encourages and promotes shared access points in all circumstances.

15.2.8 Car Parking

In all developments the Council will normally require the provision of car parking spaces within or convenient to the site of the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces. The parking standards set out in Table 15.2 below shall apply. The following should also be taken into consideration:

- The Council reserves the right to alter the requirements outlined below, having regard to the circumstances of each particular development.
- The minimum size for a car parking space shall be 2.4m x 4.8m and circulation aisle 6m wide. Loading bays shall be a minimum 3 x 6m.
- The Council may require the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. Complimentary or shared usage of car parks will be encouraged, especially where opening hours are at variance. In addition to car parking standards sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building.
- Where the provision of car parking is required by this plan, such provision will normally be met by providing the required spaces within the curtilage of the development. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution will be required in accordance with the Development Contribution Scheme.

Table 15.2 Car Parking Standards

Type of Development	Relevant Car Parking Standards
Dwellings/Apartments, 1-3 bedroom units	1.5 spaces per dwelling
4+ bedroom unit	2.0 spaces per dwelling
Shops (< 250 sq. m. gross)	1 car space per 24 sq.m. of gross floorspace
Shops (250 - 1,000 sq. m. gross)	1 car space per 18 sq.m. of gross floorspace
Large stores (> 1,000 sq. m. gross)	1 car space per 12 sq.m. of gross floorspace
Banks, Financial institutions	1 car space per 14 sq. m. of gross floorspace
Offices (town centre)	1 car space per 25 sq.m. of gross floorspace
Office Park	1 car space per 20 sq. m. of gross floorspace
Industry/manufacturing	1 car space per 33 sq. m. of gross floorspace
Warehousing	1 car space per 100 sq.m. of gross floorspace
Theatre, cinema, church, stadium	1 car space per 3 seats
Hotels, guest houses (excl. function rooms)	1 car space per bedroom
Lounge/bar	1 car space per 4.5 sq.m. of public floorspace
Restaurants	1 car space per 4.5 sq.m. of public floorspace
Take-aways	1 car parking space per 18 sq.m. gross floor area
Function-room, dance halls, clubs	1 car space per 3 sq.m.
Playing fields	15 car spaces per pitch
Primary Schools	1.2 car spaces per classroom
Secondary Schools	2 car spaces per classroom
Nursing homes	1 car space per 2 bedrooms
Hospitals	To be agreed with the Council
Childcare facilities	1 car parking space per staff member + 1 car parking space per 4 children
Clinics and Group Medical Practices	2 car spaces per consultant

Note: Large complex developments may be assessed separately with regard to the circumstances.

15.2.9 Bicycle Parking

The Planning Authority will require the provision of a minimum level of bicycle parking facilities in association with new development and a change of use. Where the provision of bicycle parking facilities are intended for use by the staff of that particular development, stands should be located within the curtilage of the development to ensure security and supervision. Bicycle stands for use by visitors should be located to maximise convenience to the entrance of

buildings and positioned so as to ensure safety, security and supervision. The bicycle parking standards set out in Table 15.3 below shall apply.

The Planning Authority will also encourage the provision of bicycle parking facilities, where possible, at existing transport nodes, public buildings, retail centres and leisure facilities.

Table 15.3 Bicycle Parking Standards

Type of Development	Relevant Cycle Parking Standard
Houses and flats	1 unit per dwelling
Shops	1 unit for every 200 sq.m. of gross floor space
Supermarkets and large stores	1 unit for every 200 sq.m. of gross floor space
Offices	1 stand for every 500 sq.m. of gross floor space
Industry	1 stand for every 500 sq.m. of gross floor space
Warehousing	1 stand for every 1000 sq.m. of gross floor space
Theatre, cinema, church, stadium	1 stand for every 100 seats
Hotels, guest houses	1 stand per 50 bedrooms
Lounge bars	1 stand for every 200 sq.m. of public floor space
Restaurants	1 stand for every 200 sq.m. of public floor space
Function-room, dance halls, clubs	1 stand for every 200 sq.m. of public floor space
Playing fields	4 stands per pitch
Schools	1 stand per 50 pupils
Nursing homes	1 stand per 20 members of staff

**one stand = 5 units*

15.2.10 Materials

Regarding materials the following should be taken into consideration:

- The Council encourages the use of Hardwood for windows and doors in all new structures rather than uPVC, which is considered to be environmentally unsustainable.
- The Council encourages the use of local materials in the construction of new dwellings so as to enhance and maintain the character of the local area. In rural areas in particular brick cladding, reconstituted stone finishes and uPVC, will normally not be accepted.
- The choice of colours for external finishes should blend in with local traditions and surrounding buildings.

15.2.11 Access for All

The Council will require that the layout and design of a proposed development gives consideration to the needs of the aged, people with disabilities, and people with children. Building designs shall allow full access to the building for all persons, whether employees, residents or the visiting public. Part M of the Building Regulations (S.I. No. 179, 2000) sets out

standards to ensure that buildings are accessible and usable by everyone. The Technical Guidance Document in relation to Part M provides guidance on the access requirement for public buildings and for residential dwellings.

Public and private open space associated with a development shall be designed with the needs of the disabled and mobility impaired in mind.

In addition to the above, all developments must make provision for car parking for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Part M of the Building Regulations (S.I. No. 179, 2000).

In assessing applications that relate to protected structures, regard shall be had to the protected status of the structure and the need to protect the special character of same.

The Council will ensure that all footpaths and public areas are accessible and safe for people with disabilities and/or reduced mobility by way of dishing of footpaths, location of crossings etc.

The Council will ensure, in so far as is possible, that all transport facilities and mobile services that operate in the town are accessible for people with disabilities and/or reduced mobility.

15.3 Residential Development

15.3.1 Quality Housing Environments

Good design is at the core of creating a good quality residential environment. The design of new housing developments should pay particular attention to the characteristics of the local setting. It is imperative that a high standard of design and quality of environment are created, which in turn will contribute to a sense of place and an identity being created. All applications for new developments will be assessed having regard to government policies, in particular Residential Density Guidelines for Planning Authorities (1999), and standards set out in this chapter.

Proposals for large residential schemes (75 units or more) should be presented in the context of a Masterplan Scheme where access for residents to public transport, schools and child-care facilities, shops and recreational facilities are all clearly indicated. The proposed management and on-going maintenance of public space within the scheme should also be included.

The above paragraph which refers to "large residential schemes (75 units or more)" is appropriate for both apartment and housing development. To encourage sustainable residential communities, consideration must be given to the following elements.

- **Density:** High densities should be provided in appropriate locations. Site configuration and area will have an impact on the density levels achievable.

- **Quality of proposed layout & elevations:** The quality of the residential environment will be paramount in the acceptability of planning applications. Layouts, elevations and design must be designed to emphasise a sense of place and community.
- **Design Innovation:** Innovation in layout is of key importance. New types of layout, for example the creation of courtyards, will be encouraged.
- **Permeability:** is a key factor and all new housing developments should show links for pedestrians and cyclists with other housing and community facilities in the area. In the interests of security, it is necessary that all pedestrian and cycle links be designed in such a way so as to be overlooked.
- **Landscaping:** A high standard of landscaping is an essential part of high quality new developments. Plans for landscaping, including hard and soft landscaping should be submitted at planning application stage.
- **Natural Features:** The layout of the development should be designed around the retention of natural features.
- **Safety:** Opportunities for vandalism and crime should be reduced to the greatest possible extent, by ensuring that areas used by the public (such as open spaces, footpaths and roads) are overlooked by housing.
- **Traffic Safety:** The quality of the layout and the manner in which it addresses traffic safety is vital. Long straight roads will be discouraged and a layout with good provision for pedestrian safety and traffic calming will be required.
- **Refuse:** Easily managed communal waste and recyclables collection points should be provided for terraced housing. These should be conveniently located, well ventilated and comply with all public health and fire safety requirements.
- **Bicycle Parking:** Well-designed and secure bicycle parking areas should be provided for terraced housing.

In addition to planning requirements, building control and fire prevention requirements must be met in all circumstances.

15.3.2 Housing Layout

The layout of new residential development should be designed to create a strong sense of identity and a sense of place. New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and the surrounding areas. Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:

- the need for land to be used economically;
- appropriate density;
- the capacity of the physical and social infrastructure to cater for the design population;
- the adequacy of present and future community facilities;
- adequate privacy for individual dwelling units;
- the safety of proposed layouts and the capacity of existing roads to absorb future development;
- adequate provision for car parking, open space, landscaping and planting; and
- integration with existing development and the preservation of features on site.

15.3.3 Internal Design of Dwelling Houses

In general dwelling houses will be required to have the following minimum floor areas:

Table 15.4 Dwelling unit floor areas

	Unit Size	Dwelling Type	Gross Floor Area (m ²)
		Apartment	45
	One Bed	House	50
Apartment /Duplex or House	Two Bed	Single storey	65
		Two storey	75
	Three Bed	Single storey	85
		Two storey	90
	Four Bed	Single storey	105
		Two storey	110

15.3.4 Apartments

The provision of apartment schemes should be considered in appropriate locations. Apartment schemes should generally be similar in scale to surrounding developments. They can be particularly appropriate where there is a significant demand for smaller units of accommodation and where apartment building would be generally in harmony with the character of the area. Apartments can also facilitate higher densities especially where they are strategically located close to public transport nodes.

Proposals for large residential schemes (75 units or more) should be presented in the context of a Masterplan Scheme where access for residents to public transport, schools and child-care facilities, shops and recreational facilities are all clearly indicated. The proposed management and on-going maintenance of public open space within the scheme should also be included.

With specific regard to apartment developments, the layout should:

- present a live edge to the street by locating doors and windows onto the street frontage;
- in the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation;
- where ground floor commercial use consists of restaurants/take-aways, public houses, dry cleaners or printing shops, with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building;
- provide car parking generally at basement level;
- provide concealed refuse bin storage areas and bicycle storage areas which are accessible to each of the apartments;
- allow accessibility to Post Boxes to all;
- provide suitable play spaces for children; and
- the Council will require the installation of lifts in apartment blocks over two storeys in accordance with Part M of the Building Regulations.

15.3.5 Management Companies

Management Companies are not required and are not envisaged for conventional housing developments other than apartment developments. Apartment developments are not taken in charge by the local authority and therefore a management company is required. The policy in relation to this development control matter will be reviewed to assess any issues or difficulties arising.

15.3.6 Residential Density

To achieve higher densities, greater emphasis must be placed on qualitative as well as quantitative standards in relation to the layout of our residential developments, open spaces, roads and car parking. The Council will seek to promote appropriate levels of higher residential densities at appropriate locations such as sites close to transport nodes, in town centres, and brown field sites adjacent to town centres.

Whilst higher development densities will be promoted by the Council, it is recognised that over-development of sites can have an adverse effect on the amenity of adjoining properties and areas, can give rise to significant levels of traffic and have implications for the provision of private open space. The Council recognises that a high quality of design and layout and a good quality living environment, including the availability of shopping, transport, community, recreational and leisure infrastructure, are essential if increased residential densities are to be acceptable.

Higher density will not be encouraged in rural villages where the car is the dominant form of transport and where employment, community and education facilities within the villages are very restricted.

Having regard to specific site characteristics and DoEHLG guidelines, the indicative standards outlined below may be altered within the context of individual Local Area Plans and Action Area Plans. Low density residential development (15-20 dwellings per hectare/ 6-8 dwellings per acre) is appropriate at Urban – Rural transition areas at the edge of towns. Low-Medium residential density (20–35 dwellings per hectare/ 8–14 per acre) and Medium–High residential density (35–50 dwellings per hectare/ 14–20 dwellings per acre) is generally appropriate to new zoning within towns except where it is an urban – rural transitional area or a strategic location. Higher density residential development (>50 dwellings per hectare/ >20 dwellings per acre) is appropriate at strategic locations including transport nodes, town centres and other sites detailed in Local Area Plans and Action Area Plans.

Table 15.5 Indicative Residential Densities

Zone	*Maximum Dwelling Units per:		Indicative Appropriate Locations
	Hectare	Acre	
Low Density Residential	15-20	6-8	Outer edge of the Urban-Rural transition
Low-Medium Density Residential	20-35	8-14	Generally new zoning within towns except where it is an urban - rural transitional area or a strategic location.
Medium - High Density Residential	35-50	14-20	
Higher Density Residential	>50	>20	At strategic locations including transport nodes, town centre and areas to be determined by the LAPs and AAPs.

In order to achieve the maximum density set out in the ranges above the developer must have a high architectural input to the design and layout of the scheme which will, in turn, result in a quality built environment, furthermore it must be demonstrated that sufficient recreation and amenity facilities exist to service this development.

Higher Density residential development will generally not be acceptable in the rural settlements identified in Chapter 6. Furthermore higher density residential development will generally not be acceptable on residential zoned lands in certain towns unless/until specific sites are identified in the review of Town Plans/Local Area Plans. These towns are as follows:

- Ballymore Eustace
- Rathangan
- Kill
- Allenwood
- Killeel
- Prosperous
- Athgarvan

15.3.7 Residential Mix in House and Apartment Development

A key aim in the provision of new housing is to encourage diversity rather than uniformity and as far as possible to relate the kind of housing to the different needs of the population. In all housing proposals the Council shall also encourage an appropriate mix of dwelling types, not just within the overall development, but throughout the development. An appropriate mixture of dwelling types and sizes of houses and duplexes shall be needed to meet the needs of different categories of households (Refer to Chapter 5).

15.3.8 Layout of Apartment Developments

Internal Design of Apartment Schemes

In general, apartments will be required to have the minimum floor areas as set out in table 15.4.

- The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. Design solutions should be employed to minimise overlooking/overshadowing and to preserve and enhance the residential amenity of the entire development.
- Where combined kitchen/living areas are proposed, the apartments should have separate facilities for clothes washing and drying. This could be in the form of a utility room or a communal washer/dryer room.
- The ratio of one bed apartments within developments where the applicant seeks to build apartments shall be restricted to 25% of the overall development.

Individual Storage Facilities

- A minimum internal storage area of 5 cubic metres should be provided within each apartment unit. Wardrobe or hotpress space is not acceptable in this regard.
- Well-designed and secure bicycle parking areas should be provided for apartment complexes.

Refuse Storage

All apartment complexes should provide easily managed communal waste and recyclables collection points that are conveniently located, well ventilated and comply with all public health and fire safety requirements.

15.3.9 Separation between Dwellings

A minimum distance of 2.5m between semi-detached and detached housing is required. In general, this distance should be equally divided between dwellings so separated so as to allow for a usable side entrance.

15.3.10 Private Open Space for Residential Development

Privacy is an essential part of human living and is particularly important in relation to homes. Private open space should be designed for maximum privacy and orientated for maximum sunshine and shelter.

Private Open Space for Houses

In order to achieve adequate privacy and open space between houses in new residential developments, the following minimum requirements shall normally apply:

Table 15.6 Private open space requirements for individual houses

Development Particulars	Distance/Area Required
One/two bedroom house	48 m ²
Three bedroom house	60 m ²
Four bedrooms or more	75 m ²

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

- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block and capped and plastered on both sides is generally acceptable although this should be in keeping with the overall design of the estate. Post and wire or timber fencing is not permitted.

- Two metre high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the council.
- Private open space should be designed so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable.
- Generally windows in the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.

Private Open Space for Apartments/Duplexes

Private open space in apartment and duplex type schemes can be provided in the form of landscaped areas, courtyards, terraces/ patios and balconies. All developments would be expected to have some form of private open space in the form of balconies directly accessible from the apartment, however when the level of open space cannot be provided in a balcony alone, then semi-private open space, as described above, would be acceptable.

In relation to apartment schemes the absolute minimum standards should range from:

Table 15.7 Private open space requirements for Apartments/Duplexes

Inner urban/town centre	Private Open Space Required
One bedroom	10 m ²
Two bedrooms	15 m ²
Three bedrooms	20 m ²

Outer suburban	Private Open Space Required
One bedroom	20 m ²
Two bedrooms	30 m ²
Three bedrooms	40 m ²

15.3.11 Public Open Space for Residential Development

Public open space must be carefully designed as an integral part of the layout and should be addressed at the initial design stages.

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

- Areas with high gradients or otherwise impractical to function effectively will not be acceptable as open space.
- Narrow tracts of land (less than 10m) or pieces of land 'left over after planning' are not acceptable.
- Passive Supervision i.e. Public Open Space should be overlooked by as many dwellings as possible.



- The retention of natural features is of key importance.
- On large sites, areas should be identified for a various hierarchy of uses e.g. – more casual places for smaller children to play, informal kick areas and passive amenity etc.
- Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.
- The use of hard landscaping elements should also be identified.
- In greenfield sites, the minimum area of open space that is acceptable is 15% of the total site area. In all other cases, public open space should be provided at the rate of 10% of the total site area.

15.3.12 Road Layouts in Residential Areas

The layout and detailed design of roads is crucial to the shaping of all developments. Road layouts should be considered as part of the overall concept and should not be the starting point of the design layout. Housing layouts dictated solely by the geometry and size of roads lead to bland, anonymous residential housing estates with no 'sense of place' or neighbourhood. The following should be taken into consideration:

- The arrangement of buildings, rather than roads, should be the primary consideration to create enclosure and a sense of space with which residents can identify.
- The creation of attractive urban forms, where security for pedestrians, cyclists and children is paramount.
- 'Traffic calming', to ensure low ambient traffic speeds, should be designed into the layout from the outset, rather than added as an afterthought.
- Distributor roads are generally required to be 6m wide, unless otherwise agreed with the Planning Authority.

Additional guidance can be found in The DoEHLG *Recommendations for Site Development Works for Housing Areas (1998)* and also *Design Bulletin 32, Residential Roads and Footpaths – Layout Considerations*, (2nd edition) published by the British Department of Environment, Transport and the Regions.

15.3.13 Car Parking in Residential Areas

Car parking standards are laid out in Table 15.2. Residential layouts should generally not be dominated by car parking along the access roads. New residential development should generally take account of the following criteria regarding car parking:

- Car parking for detached and semi-detached housing should be within the curtilage of the site.
- Car parking for apartments and terraced housing should be in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.

15.3.14 Family Flat

This refers to a temporary arrangement to accommodate a family member within an existing dwelling unit.

- The proposed unit should be linked directly to the main dwelling by a connecting door.
- Accommodation should be limited to a maximum of two bedrooms.
- External doors shall be limited to the side or rear of the house.
- Applicants shall submit documentary evidence at application stage to support their case for the necessity of a 'family' flat.
- It is normal procedure to include conditions in any grant of permission that the 'family' flat cannot be sold, conveyed or leased separate to the main residence. Also when the need for the 'family' flat no longer exists the dwelling must be returned to a single dwelling unit.

15.3.15 Gated Developments

Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.

15.3.16 Backland Development in Urban Areas

The Council will encourage the provision of comprehensive backland development where the opportunity exists. The following should be taken into consideration for backland development:

- New dwellings that closely overlook the rear curtilage of existing dwellings will not normally be permitted.
- Sites that do not have independent road frontage are generally discouraged as this can conflict with the established pattern of development in the vicinity and diminish the residential amenities of adjacent dwellings. However, when a comprehensive plan is prepared for an area where a number of landowners propose a shared independent access road to serve new development to the rear of existing dwellings, and can demonstrate that the residential amenities of existing dwellings in the vicinity are not compromised, the council will facilitate such development. The landowners will be responsible for the cost of providing the access road. Generally such development will only be permitted in serviced areas.

15.4 Landscaping

15.4.1 Soft Landscaping

Kildare County Council will ensure that a firm emphasis is placed on qualitative standards to achieve the highest quality of landscaping in the planned environment

Planting and landscaping can be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local plant types indigenous to the area and be incorporated into the site so as to enhance the overall appearance (see Table 15.8). When selecting plant species for landscaping, consideration should be taken of the proposed location of the site and its attendant character such as: soil conditions, pollution, safety, maintenance requirements, the possibility of vandalism of the site and aesthetic potential.

Kildare County Council will prepare landscaping guidelines for new developments.

Table 15.8 Suitable Planting Species for County Kildare - Native trees and shrubs

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers and raised beds etc.	Guide to planting: See key below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder Buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV ¹
Arbutus (strawberry tree)	<i>Arbutus unedo</i>	8m	Yes	No	Yes	²
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/ H ³
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	⁴
Burnet Rose	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H ⁵
Common (or European) Gorse	<i>Ulex europaeus</i>	2.5m	Yes	No	Yes in a rural setting	HV
Crab Apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog Rose	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
Downy Birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	Yes in hedge	No	No	V
Guelder Rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	Yes on walls	No	C
Ivy	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate Oak	<i>Quercus robur</i>	30m	Yes	No	No	AI ⁶
Rowan or Mountain Ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots Pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile Oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI ⁶
Sliver Birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, Blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Whitebeam spp.	<i>Sorbus aria</i>	12	Yes	Yes	Yes	IPS
Wild Cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Wild Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V ⁷
Wych Elm	<i>Ulmus glabra</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

A Grows in a wide variety of soils

C Climber

H Suitable for hedging

I Suitable as an individual tree

D Tolerates or prefers damp conditions

P Tolerates smoke or pollution

S Tolerates shades

V Invasive

¹ Not close to buildings or services.

² Not frost hardy

³ Tends to be invasive

⁴ Tolerates dry conditions

⁵ Restricted distribution. Not commonly found.

⁶ Only suitable for large spaces

⁷ Not suitable near buildings or services

15.4.2 Hard Landscaping

Hard landscaping design, including paving and street furniture, is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping works can help to:

- provide a visual link to the surroundings;
 - define and enclose spaces, and delineate public from private space;
 - provide security to private areas;
 - distinguish between pedestrian, cycle and vehicle movement; and
 - provide suitable play space for children.
- Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways.
 - The textures and colours of the materials chosen must be sympathetic to the locality and be an integral part of the design.
 - Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of the development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.
 - The siting of street furniture should not provide undue obstacles for people with disabilities.
 - The integration of art into the public domain can contribute positively to the urban form creating local distinctiveness and enhancing a public space. Major development schemes will be expected to contribute to public art in the locality.
 - Following underground works, it is an objective of Kildare County Council to ensure the reinstatement of materials or the replacement with materials of similar style and quality.

15.5 Naming of New Developments

It is the policy of the Council that the names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical, cultural names in the naming of new residential and other developments. The Council shall approve the naming of residential developments, in order to avoid confusion in regard to similar names in other locations. No development work shall be allowed on development sites, nor advertising of housing schemes, until the name has been agreed with the Council. Nameplates of the Council standard type shall be provided and erected on all housing estate roads. Similarly, in order to assist the general public and the postal authorities, all houses shall be provided with numbers that shall be visible from the adjoining roadway. Such an approach will be a requirement of planning permission for new developments.

15.6 Street Lighting and Public Utilities

Street lighting should be at least to the standards set out in the ESB publication “Public Lighting in Residential Estates”. Pedestrian links must also be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure sodium lighting and full cut off lighting shall be encouraged for environmental, economic and road safety reasons. Lamp posts in prominent positions can help to define an area and promote a sense of place among the residents.

To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone and television cables shall be provided underground in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

15.7 Access to Land

It is the policy of the Council to ensure that no development takes place in such a fashion that would prejudice the provision of vehicular, pedestrian access or key infrastructural services in adjoining lands. Development will be designed so as to ensure ‘random strips’ will not inhibit future development.

15.8 Childcare Facilities

All childcare facilities shall be provided in accordance with the ‘Childcare Facilities: Guidelines for Planning Authorities’ (DoEHLG) and the ‘Child Care (Pre-School Services) Regulations 1996 & 1997’ and any other relevant statutory guidelines which may issue during the life of this Plan.

It is the policy of the Council to;

- To engage, where appropriate, the expertise of the County Childcare Committee in the assessment of applications relating to childcare facilities.
- To facilitate and encourage the provision of childcare facilities at appropriate locations, as identified in the Guidelines.
- Provide for at least one childcare facility to cater for 20 places in developments of 75 houses, including local authority and social housing schemes in accordance with DoEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.

Applications shall include the following information at application stage:

- (1) Nature of the facility:
 - Full day care
 - Sessional
 - Drop In
 - After School Care
 - (2) Numbers and ages of children
 - (3) Adequate parking for staff and set down areas for customers
 - (4) Hours of operation
 - (5) Open Space provision and measures for management of same
 - (6) Description of cumulative impact when taken together with other childcare facilities in the vicinity.
 - (7) Impact on residential amenity and mitigation measures, if appropriate
 - (8) Local traffic conditions
 - (9) Proximity to public transport
- To recommend that applicants seek the advice of the Kildare County Childcare Committee, Health Board, and other relevant bodies in the design of childcare facilities prior to the submission of applications for planning permission.
 - In general to discourage the complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities. The childcare use should remain secondary and the bulk of the house should be retained for residential purposes.
 - In new housing estates, purpose built facilities are normally required.
 - To favour when considering applications for both purpose built facilities and the conversion of existing premises, those locations that are close to existing community and educational facilities and public transport nodes.

In relation to this policy;

Childcare: means full day-care and sessional facilities and services for pre-school and school going children out of school hours. It includes services involving education and socialisation opportunities for children such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups and after school groups.

Sessional: The provision of a service, which offers a planned programme to pre-school children of up to 3.5 hours per session by trained personnel. Sessional services include playgroups and Montessori groups and similar services.

Full day-care: The provision of a structured day-care service for children for more than 3.5 hours per day, supervised by competent, trained personnel. Full day-care includes crèches and nurseries.

After school care: is extended day care for school going children normally from Mondays to Fridays.

15.9 Industrial Development

In relation to Industrial Development the following should be taken into consideration:

- Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or where such facilities are located at the side, provision for screening shall be made.
- The building line from adjoining land-uses will be determined at Local Area Plan level having regard to the nature of uses and site specific matters.
- The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back.
- Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties.
- A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permission for any Industrial/Warehousing development where it adjoins another zoning or where it would seriously injure the amenities of adjoining land uses.

15.10 Retail Development

Applications for all retail development will be assessed in accordance with the criteria specified in the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000 or as subsequently amended, the County Retail Strategy and with Chapter 7 Volume 1 of this Plan. The Planning Authority will consider hours of operation in assessing planning applications for Retail development and may attach conditions restricting same.

15.10.1 Shopping Centres

Applications for shopping centre developments will be considered in the light of the recommendations of the Consultation Retail Planning Guidelines 1999 or as subsequently amended.

The design of the shopping centre must ensure that the development is fully integrated into the area in which it is proposed to locate. Standard logos and designs may not be acceptable. Generally, shopping centres should be located in areas zoned Town Centre or Town Centre Expansion and should incorporate other uses so as to maintain activity outside normal shopping hours.

Shopping centres must include public toilets and baby changing facilities and should, where possible include other utilities such as crèches, sub-post offices etc.

The design of the centre should ensure that the site is not dominated by car parking and that public transport is easily accessible directly from the main entrance. A sea of car parking to the front of developments is generally not acceptable.

Landscaping plans must accompany all applications. Shopping centres should provide recycling facilities and secure bicycle parking.

15.10.2 Retail Warehousing

Applicants for retail parks and retail warehousing will be required to demonstrate the impact on the existing town centres close to the site. Applicants should describe their target market in order to assess this. If a number of retail warehousing elements are proposed in an area, the cumulative impact of these must be assessed. Full details of the types of goods to be sold should be described in the application. Details should include whether the goods fit into the category of comparison or bulky goods as described in the Retail Planning Guidelines.

15.10.3 Service Stations

New petrol stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive development that integrates with and complements or enhances its surroundings. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.

Petrol filling stations must be located on the outskirts of the town but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of town.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more intensive role of petrol stations in recent times, and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services. Applications for planning permission for such development should contain the following elements:

- Detailed proposals for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.

- The modification of standard corporate designs will be required by Kildare County Council in order to reduce the visual impact of the development. In such instances, standard petrol station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- Any associated shop shall remain secondary to the use as a petrol filling station and any application must clearly demonstrate that the retail element would not adversely affect the existing retail development in the town centre.
- Ancillary retail uses may be permitted such as small convenience type shops with a floor area not exceeding 100 sq. metres of sales space. Planning applications for the provision of such shops however shall be specifically applied for. The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop. Where an associated shop is proposed, the application shall be considered in accordance with the Retail Planning Guidelines published by the Department of the Environment, Heritage and Local Government, December 2000.

15.10.4 Shopfront Design

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets in County Kildare. In order to increase the attractiveness of the town, the Council promotes a dual approach to shopfront design:



A typical street where the left and right-hand shopfronts have been replaced with unsympathetic designs

- Protecting traditional and original shopfronts.
- Encouraging good contemporary shopfront design.

In all instances, the Council will encourage a discipline in this area that acknowledges the basic principles of good shopfront design. The design of shopfronts should reflect the scale and proportions of the existing streetscape. The Council will seek to retain the remaining traditional shopfronts of townscape importance.

It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission, and is not considered by the Council as constituting exempted development. Applications for planning permission for such development should contain the following elements:

- Detailed plans at a scale of 1:50 shall be submitted with all applications. Such plans shall include details regarding the design, colour and detailing with regard to signage, advertising and lighting. The use of garish colour should be avoided.
- Standard logos and advertising may not be permitted. All signage must be compatible with the existing streetscape. Timber, stone, glass and steel are preferred materials.
- The use of external roller shutters and projecting brand signs are unacceptable.

- Contemporary shopfronts will be encouraged provided that they are designed to traditional principles of scale, proportion and detailing.
- The appearance and proportions of the original shopfront shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias.
- The twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shopfront boundary) shall be provided in all cases.
- The design must be approached in an integrated way (relate to the whole facade), including advertising, lighting and other features.
- Colour schemes should co-ordinate with adjoining buildings and shopfronts and should be chosen to enhance the proportions and detailing of the whole building.
- Vertical emphasis and proportions should be kept and plot divisions should be expressed externally (even if the shop crosses them internally).
- The removal of service wires associated with existing facades will be actively promoted in County Kildare.

The Council will actively discourage, through its advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:

- the removal of features or alterations to existing shopfronts where they are considered by the Council to be of historical or architectural interest, or of townscape value;
- the enlargement or remodelling to a horizontal emphasis of existing windows above ground floor level;
- the construction of fascias linking two or more buildings/plots which have different architectural identities;
- the use of standardised brand names or corporate designs as part of shopfront fascia advertising;
- the use of roller shutters and their boxes on the exterior of shop-fronts;
- the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis; and
- the permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out.

15.10.5 Advertising

In respect of shops and other business premises, advertising should be designed as an integral part of the shopfront and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade or interfere with windows or other features or detailing on the building.

The Council will encourage the following types of advertising:

- the use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;

- the use of solid block individual lettering affixed directly to fascia boards or facades;
- the use of spotlighting or floodlighting of fasciaboards, shopfronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- the painting of stallrisers and other features to enhance the design of the shopfront, using appropriate colour schemes; and
- the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs shall be of a limited size and projection and shall be limited to a maximum of one sign for each building facade.

The following types of advertising will not be permitted by the Council, and will be actively discouraged:

- the use of plastic, PVC, perspex and neon signs or lettering or detailing on any exterior;
- internally illuminated box fascia signs;
- internally illuminated projecting signs, whether fixed or hanging;
- flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior;
- the erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;
- the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape of a village or settlement. Kildare County Council will co-operate with owners of premises in relation to developing shared signing schemes to minimise the overall impact on the streetscape;
- the use of inappropriate brand or corporate advertising; and
- the use of free-standing signs/advertising boards on the public footpath will not be permitted.

15.10.6 Canopies

The erection of plastic or fabric canopies or the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shopfront detail and neighbouring advertising and are generally not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

15.10.7 Roller Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the environment of the town. It is the policy of the Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter and its associated housing, requires planning permission.

Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:

- (1) They must be of the open-grille type or timber panelled shutters painted to match the shop-front colour scheme.
- (2) Internal roller shutters located behind display window.
- (3) Steel security shutters may be acceptable for security reasons for certain business. Each case will be examined on its merits.

No.1 will be favourably considered in place of roller shutters in order to enhance the streetscape.

15.10.8 Outdoor Advertising Structures

Outdoor advertising structures will not generally be permitted within the county, whether free-standing or attached to buildings. In cases however where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

15.10.9 Fast food Outlets/ Take-aways

The cumulative impact of a number of take-away restaurants in any particular area will be considered in the assessment of any application. Impacts such as noise, litter, disturbance and traffic, will also be taken into consideration. The Planning Authority will control the opening hours of take-aways.

15.10.10 Environment

It is the policy of the Council to minimise the threat of air, land, water or other environmental pollution by use of the statutory powers of the local authority. The attention of developers is drawn to the requirements of the Environmental Impact Assessment Regulations.

15.10.11 Noise

The Council will seek to ensure that new development does not cause an unacceptable increase in the noise and pollution levels affecting surrounding properties. In considering planning applications for residential development in areas adjoining major roads, the Council will have regard to any Noise Maps and Noise Action Plans relating to the site location in accordance with the EU Directive on Assessment and Management of Environmental Noise.

15.10.12 Light Pollution

There has been an increased tendency to illuminate buildings to an excessive degree incorporating lighting, that gives rise to glare on public roads. It shall, therefore, be a policy the Council to minimise light pollution. Details of any external lighting scheme intended as part of any new development shall be submitted as part of the planning application. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum needed for security and working purposes.



15.11 Development in Areas of Archaeological Potential

When considering development proposals within Areas of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994, or as may be amended from time to time. The Council will also have regard to the observations and recommendations of the Office of Public Works and the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government.

When considering such proposals, regard will be had to the nature of sub-surface works that could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.)

The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring:

- Professional archaeological supervision of site excavations.
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development
- The preservation of all or part of any archaeological remains on the site.

15.12 Development in Architectural Conservation Areas

In Architectural Conservation Areas the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of compatibility of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows/doors/roof/chimney/design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area.

15.13 Development in relation to Protected Structures

In assessing proposals for development affecting Protected Structures, it is the intention of the Council to require planning permission for:

- Works, both to the exterior and interior, which materially affect the character of a protected structure or any element of the structure which contributes to its special interest require planning permission. What might be regarded normally as minor alterations to buildings may not necessarily be regarded as such in the case of protected structures.

Such works can include:

- Window replacement and fenestration changes.
- Wholesale plastering/pointing/painting or painting of previously unpainted elements.
- Modifications of brickwork and stonework.
- The removal/alteration of architectural detailing including joinery and decorative plasterwork.
- Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms.
- Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.

In considering applications for alterations and/or additions to a protected structure, the Council shall have regard to:

- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development.
- In the case of a proposal to materially change the use of a protected structure, the suitability of such use having regard to its potential impact on the structure including works necessary to comply with Fire & Building Regulations that the proposed use change would give rise to:
 - the reversibility of the proposed alterations; and
 - in the case of buildings within the curtilage of a protected structure whether such buildings are of heritage value or not.

Windows made from aluminium, uPVC or similar material will not be acceptable in protected structures. In twentieth century buildings, the original twentieth century metal windows shall be retained.

A detailed conservation report shall accompany planning applications for works to protected structures. This report shall:

- Outline the significance of the building
- Include a detailed survey of the building, including a photographic survey
- Detail the proposed works it is intended to carry out
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

The detail required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.

15.13.1 Development within the Curtilage and setting of Protected Structures

In considering applications for development within the curtilage of a protected structure, the Council shall have regard to the following:

- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development.
- Proximity of any new development to the main protected structure and any other buildings of heritage value.
- The design of the new development that should relate to and complement the special character of the protected structure.

High quality design will be a foremost consideration when assessing proposals for development within the curtilage of a protected structure, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative contemporary buildings. Development proposals should include appraisal of the wider context of the site and structure.

15.14 Dwellings in Rural Areas

Applications for dwellings in rural areas will be considered in the context of normal planning criteria as outlined in Chapter 6 of this Development Plan and in the Sustainable Rural House Guidelines (DoEHLG, 2004). The rural housing policy as outlined in Section 6.6.2 is an essential element of the assessment. Dwellings shall be designed in accordance with the Rural Design Guide (Chapter 22, Volume 2). Road frontage shall generally be 45m. Building lines shall be in accordance with Table 15.1. Sightlines are taken into account on a case by case basis but all applications must include details of sightlines which shall be measured in accordance with the method outlined in Section 15.3.3. The Council will require, by condition, the installation of cattle grids for development within the environs of the Curragh.

15.14.1 Septic Tanks/ Wastewater Treatment Systems

The provision of septic tanks or waste water treatment systems and their associated percolation systems shall comply in full with the requirements of the Environmental Protection Agency Wastewater Treatment Manuals. In all cases, Site Characterisation Reports as detailed in the above manuals shall be submitted with each planning application. A Site Suitability Report, including a detailed site layout plan (scale 1: 500), prepared by the manufacturers/ suppliers of a wastewater treatment system shall also be submitted.

15.14.2 Water Supply

Where no water supply is available, a potable water supply must be provided in accordance with Council requirements.

15.14.3 Tree and Hedgerow Preservation

Where mature trees and/or substantial hedgerow are located on lands that are being considered for development, a detailed tree survey shall be submitted with the planning application. All trees with a diameter of 75mm and above 1.5m from ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition.

In the event of the development requiring trees to be felled during development, the council will require the planting of a minimum of five mature/established trees per tree felled which shall be incorporated into the overall design of the scheme.

Where a development, located on lands zoned for development necessitates the removal of hedges/trees, the planning authority will require the removal of same to be identified with the planning application and a detailed replanting proposal to be submitted. This proposal should provide for the replacement of at minimum an equal amount of similar indigenous hedgerows/tree planting within the overall scheme.

The replacement of hedgerows/trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation to the remaining hedgerow network.

Where trees or hedgerows are to be preserved on a development site, it is essential that the trees be protected by the erection of secure fencing prior to any site or engineering work commencing and that no material be stored within the fenced area and that no vehicles have access to the fenced area. The local authority may require the submission of a site management plan to ensure the protection of retained trees and hedgerows within the site. To ensure that trees and hedgerows are protected on a site and that the agreed landscaping as per a condition of planning permission is carried out, a bond lodgement may be required, the amount of which shall be determined by the Council.

Development will be discouraged and generally not permitted where there is a likelihood of damage or destruction, either to trees protected by a Tree Preservation Order or those, which have a particular local amenity value, nature conservation value, or special/historical interest, even though they may not be listed in the development plan.

15.15 Agricultural Developments

Agricultural developments have the potential for immense impact on the environment and landscape. The traditional form of agricultural buildings is disappearing with the onset of advanced construction methods and wider range of materials. Some new farm buildings have the appearance of industrial buildings and due to their scale and mass can have serious visual impacts.

15.15.1 Design of Agricultural Buildings

In the construction and layout of agricultural buildings, the Council will require that buildings be sited as unobtrusively as possible and that the finishes and colours used, blend the development into its surroundings.

The Council accepts the need for agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional, but they will be required to be sympathetic to their surroundings in scale, materials and finishes. Buildings should relate to the landscape and not the skyscape. Traditionally this was achieved by having the roof darker than the walls. Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red or grey) with matt finishes will normally be required. The grouping of agricultural buildings will be encouraged in order to reduce their overall impact in the interests of amenity.

15.15.2 Landscaping

The removal of hedges to accommodate agricultural developments should be a last resort. A landscaping plan is required as part of an application for agricultural developments and should include screening and shelterbelt planting, composed principally of native species.

15.16 Extractive Industry

Applications should submit information on the following items at application stage:

- (1) Map(s) showing (a) total site area, (b) area to be excavated, (c) any ancillary proposed development, (d) nearest dwellings or any other development (within 1 km of the site.)
- (2) Description of the aggregate(s) to be extracted, method of extraction, any ancillary processes (such as crushing, concrete manufacture, etc.), equipment to be used, stockpiles, storage of soil and overburden, storage of waste materials, settling ponds.
- (3) Total and annual tonnage of extracted aggregates, expected life of the extraction, maximum extent and depth of working, phasing programme.
- (4) Description of development works (buildings, fixed and mobile plant, roads, fuel tanks, water supply and drainage, earth mounds, etc.
- (5) Description of water courses and water table depth, natural and cultural heritage, traffic impact and waste management.
- (6) Description of cumulative impact when taken together with other quarries in the vicinity.
- (7) Likely environmental effects.
- (8) Proposed mitigation measures.
- (9) Restoration and after-care proposals.

In order to facilitate the sustainable development of the extractive industry, the County Council will:

Require the lodgement of a financial bond to ensure the satisfactory reinstatement of the site following the completion of extraction and the payment of a contribution towards the upgrading or repairing the local road network.

The Council will assist developers in scoping for Environmental Impact Statement.

15.17 Bonding to Secure Completion of Development

To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council for the satisfactory completion of developments and their ancillary services. In determining the method of security, previous records of applicant's compliance and construction standards will be taken into account. This bond or surety is to be submitted and in place before development is commenced.

15.18 Development Contributions

The Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the Development Contributions Scheme.

Developers may also be required to carry out works at their own expense which facilitates their development and these will be specified as a condition of their planning permission.

15.19 Future Publications, Standards and Guidelines

The Council will continue, during the course of the Plan period, to prepare and make available to the public technical and design guidelines on matters affecting the planning and sustainable development of the county.

15.20 Digitised Planning Applications

The Council will require all applications over three housing units and all commercial developments to provide site drawings to fit into National Grid Co-ordinates in order to comply with the requirements for Geographical Information Systems (GIS) mapping and inventory. This will lead to a more efficient process in calculating site coverage and residential densities on applications.