



**Offaly County Council, in partnership with Approved Housing
Body, Tuath Housing Association Ltd.**

Planning and Development Act, 2000 as amended.

Part 8 of the Planning and Development Regulations, 2001 as amended.

PROPOSED DEVELOPMENT

AT

Killane Drive, Edenderry, County Offaly

**REPORT PREPARED PURSUANT TO SECTION 179 (3) OF THE PLANNING &
DEVELOPMENT ACT, 2000 AS AMENDED.**



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2) Nature and Extent of the Proposed Development

The proposed development consists of the construction of 27No. social houses, two of which are single storey to accommodate persons with medical needs, with the remainder being 2 bedroom and 3 bedroom two storey dwellings. The entrance to the development will be through the existing Killane Drive estate with a new access road within the estate. Footpaths and public lighting will be developed, as will water, surface water and foul water services and all associated site development works.

The Principle features of the development are:

- (i) Construction of 2No. two bedroom single storey dwellings;
- (ii) Construction of 18No. three bedroom two storey terraced units;
- (iii) Construction of 3No. two bedroom two storey terraced units;
- (iv) Construction of 4No. three bedroom two storey semi-detached units;
- (v) Construction of development entrance from Killane Drive and 140m long access road with turning area and appropriate car parking as well as footpaths serving pedestrians and appropriate public lighting;
- (vi) Provision of public open space;
- (vii) Construction of surface water sewer;
- (viii) Construction of foul sewer;
- (ix) Provision of mains water, electrical and telecommunications;
- (x) Landscaping of dwellings and open space;

3) Siting and Design of Proposed Development

Density

Section 8.3.1 of the Edenderry Local Area Plan 2017-2023 outlines that the primary aim in relation to residential development is to deliver high quality, sustainable living environments which are attractive, safe and vibrant and meet the needs of the residents and the community. The "Sustainable Residential Development in Urban Areas Guidelines" requirement is to provide new residential densities in the range of 35-50 dwellings per hectare and such densities to include a good variety of housing types. Densities less than 30 dwellings per hectare are generally discouraged in the interest of land efficiency, particularly on sites in excess of 0.5ha. The useable site area of this site is 0.69ha and its density on that basis is 39 units per hectare.

Given the irregular shape of the site, not rectangular or square, the density is deemed acceptable by Offaly County Council.

Car Parking

The development allows for 44 parking spaces. This is below the required 2 spaces per unit but, given that the development is for social housing, a reduced amount of car parking spaces is deemed acceptable.

Open Space

Public open space is provided at 18.2% of the development area which meets the development plan requirements. Private open spaces are provided at or above that required in the development plan.

Boundary Treatment and Landscaping

Existing blockwork walls and palisade fencing will be retained to the rear boundaries of all units i.e. site boundaries. Boundaries between blocks of housing will consist of 2m high block walls and boundaries between houses will consist of concrete post and panel fencing between 1.8m and 2.1m high.



Site Layout Plan

4) Part 8 – Public Consultation

In accordance with the Planning and Development Act, 2000 as amended and Part 8 of the Planning and Development Regulations, 2001 as amended, the details of the proposed development were available for public viewing and submissions or observations were accepted by the Director of Services, Housing for a period of 6 weeks. Advertisements were placed in the Leinster Express and Offaly Topic and a site notice was erected on the site on the 5th September 2017.

List of Persons and Bodies who made Submissions or Observations

Submissions and observations were received from the following people/groups:

- (i) Killane Drive residents;
- (ii) Aidene Young and Malcolm O’Sullivan

Summary of issues raised in submissions and observations and responses to same

Killane Drive Residents

- There is an ongoing problem in relation to parents picking up and dropping off children attending the adjacent schools. Resident’s entrances are blocked and this is generally unsafe.

Response:

The proposed development will not add to the number of cars picking up or dropping off children to school and will not increase levels of parking in the existing area as adequate parking is provided within the development for residents. The development may reduce the number of cars picking up and dropping off children as some non-residents currently using the area may become residents of the new development, eliminating the need to pick up or drop off children, who will be adjacent to the schools. Offaly County Council Roads Section have commissioned a transportation study for Edenderry. This will be completed in early 2018 and will review and make recommendations on current traffic movements in Killane Drive. The observations received have been discussed with the Roads Section and they are aware of the potential issues at the location.

- What safety precautions will be taken during the construction of the development, considering there is only one entrance to the existing estate.

Response:

Safety and health plans, traffic management plans and ongoing monitoring will be prepared and carried out to ensure the development is constructed in a safe and efficient manner throughout.

- Will there be a start and finishing time on site?

Response:

The contract will stipulate start and finishing dates for the development and the contractor will be obliged to comply with those dates under the contract.

- Will a traffic management plan be in place for the duration of the works?

Response:

Yes, a traffic management plan will be in place and monitored on an ongoing basis.

- A permanent traffic management plan is requested to prevent dangerous actions when non-residents are picking up children from school.

Response:

A permanent traffic management plan cannot be considered as part of this application as the area referred to is outside the site boundaries and not within the scope of the development.

Offaly County Council Roads Section have commissioned a transportation study for Edenderry. This will be completed in early 2018 and will review and make recommendations on current traffic movements in Killane Drive. The observations received have been discussed with the Roads Section and they are aware of the issues at the location.

- Will all muck and residue be cleaned off the road regularly?

Response:

All muck and residue will be cleaned off roads regularly. This will be detailed in the safety and health and traffic management plans.

- The road at the entrance to the new development appears too narrow.

Response:

The entrance will be widened as per the site layout plan.

- Will the islands on both sides of the road be removed to allow for traffic to pass safely and resident parking?

Response:

The islands referred to are outside to subject site and cannot be considered as part of this application. The transportation study may consider this item. It should be considered that the islands serve as a traffic calming measure and any alterations should take that into account.

- Request that the bend at the entrance to the estate be widened to allow for the extra traffic and machinery.

Response:

This will be considered as part of the traffic management plan for the development.

Aidene Young and Malcolm O’Sullivan

- There are serious issues relating to the two adjacent schools and the increased volume of traffic this has brought. Threats of violence and death threats have been received, all of which are on record with An Garda Siochana. Children are kept inside on days off due to the situation. Traffic cones provide slight respite but the development cannot be allowed to proceed unless these issues are addressed.

Response:

The proposed development will not add to the number of cars picking up or dropping off children to school and will not increase levels of parking in the existing area as adequate parking is provided within the development for residents. The development may reduce the number of cars picking up and dropping off children as some non-residents currently using the area may become residents of the new development, eliminating the need to pick up or drop off children, who will be adjacent to the schools. Offaly County Council Roads Section have commissioned a transportation study for Edenderry. This will be completed in early 2018 and will review and make recommendations on current traffic movements in Killane Drive. The observations received have been discussed with the Roads Section and they are aware of the issues at the location.

- The end house on the proposed development has windows on the side of the house that will overlook the residence of Aidene Young and Malcolm O’Sullivan.

Response:

The house in question has a 600mm wide window to allow natural light to the landing. This window will contain obscure glass and will not be openable. This will ensure privacy for existing residents.

5) General revisions to the proposed development

General revisions to the proposed layout of this development will be made as follows:

- The road widths within the development will be reduced to 5 metres wide in order to ensure traffic and pedestrian safety;
- The ramps shown on the site layout plan will be omitted in accordance with Offaly County Council's Traffic Calming Policy 2016. The crossing points will be provided using a dropped kerb and buff coloured tactile paving extending 1200mm from the kerb line;
- The corner radii within the development will be reduced to 3 metres in order to ensure traffic and pedestrian safety.

6) Environmental Assessment

Environmental Impact Assessment

The proposed development is sub-threshold when examined against the Planning and Development Regulations 2001 as amended, Schedule 5, PART 2, 10. *Infrastructure project*, (b) (i) Construction of more than 500 dwelling units.

Article 103 (1) of the 2001 Planning and Development Regulations requires that where a Planning Authority considers that the sub-threshold development is likely to have significant effects on the environment, it shall request the applicant to submit an EIS. As specified by Article 103 (1), (2) and (3) and Schedule 7 of the Planning and Development Regulations 2001 as amended, and also the DoEHLG publication; '*Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-threshold Development*' 2003, it is considered that the proposed development would be unlikely to have significant effects on the environment and will therefore not require an EIS. It is considered that there are no sensitivities relating to the characteristics and location of the proposed development, nor are there potential impacts, that would result in a likely significant impact on the environment.

Habitats Directive Assessment

A screening exercise for an Appropriate Assessment has been carried out and it has been deemed that the proposed development is unlikely to have significant effects on any Natura 2000 sites. A copy of the report is included in Appendix IV.

7) Proposal


The proposed development is consistent with the objectives set out in the Edenderry Local Area Plan 2017-2023 and the County Development Plan 2014-2020 and is in keeping with the proper planning and sustainable development of the area.

8) Recommendation

It is recommended to proceed with the proposed development as set out on pages 3-7 of this report taking into consideration the submissions and observations received.

SIGNED: 
Senior Planner

DATE: 8/6/17

SIGNED: 
Director of Services,
Housing

DATE: 8/11/17

Appendix I

Comhairle Chontae Uíbh Fhailí
Offaly County Council



Áras an Chontae, Charleville Road, Tullamore, Co. Offaly.
Tel: (057) 9346800, Fax: (057) 9346868,
Web: www.offaly.ie E-mail: edenplan@offalycoco.ie

**PLANNING AND DEVELOPMENT ACT,
2000 AS AMENDED.**

**PART 8 OF THE PLANNING AND DEVELOPMENT
REGULATIONS, 2001 AS AMENDED.**

Notice is hereby given that Offaly County Council, in partnership with Approved Housing Body Tuath, proposes to carry out development at Killane Drive, Edenderry, County Offaly.

The development consists of:

- Construction of 27 no. social housing units (22 no. 3 bed units and 5 no. 2 bed units) and all associated site works.

For a period of 4 (four) weeks, beginning on Tuesday, 5th September 2017, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Edenderry Municipal District, Edenderry Town Hall, Edenderry, Co. Offaly, and Planning Section, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, County Offaly.

For a period of 6 (six) weeks, beginning on Tuesday, 5th September 2017, submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The Director of Services, Housing Section, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, County Offaly.

Closing date for submissions or observations is Monday, 16th October 2017 at 3.00 p.m.

Newspaper Notice advertising the proposed development

Offaly County Council

Planning and Development Act, 2000 as amended.
Part 8 of the Planning and Development Regulations, 2001 as amended.

Site Notice

Notice is hereby given that Offaly County Council, in partnership with Approved Housing Body Tuath, proposes to carry out development at Killane Drive, Edenderry, County Offaly. The development will consist of:

Construction of 27no. social housing units (22no. 3 bed units and 5no. 2 bed units), and all associated site works.

For a period of 4 (four) weeks, beginning on Tuesday, 5th September 2017, plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Edenderry Municipal District, Edenderry Town Hall, Edenderry, Co. Offaly, and Planning Section, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, County Offaly.

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Closing date for submissions or observations is Monday, 16th October 2017 at 3.00 p.m.

Signed

Tom Shanahan,
Director of Services.

Date: 5th September 2017

Site Notice advertising the proposed development

Appendix III

**APPROPRIATE ASSESSMENT SCREENING
REPORT FOR P8 APPLICATIONS**



(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	<p>The construction of 27 No. Housing Units at Killane Drive, Edenderry, County Offaly.</p> <p>The proposed development consists of the construction of 27 No. Social Housing Units (5 No. 2 Bed and 22 No. 3 Bed Units). All internal access roadways, Public Lighting, Foul Sewers, Surface Water Sewers, Watermain's and all associated ancillary site development works.</p>		
Site location:	Killane Drive, Edenderry, County Offaly		
Site size:	1.70 acres	Floor Area of Proposed Development:	2769 M ²
Identification of nearby Natura 2000 Site(s):	The Long Derries SAC (000925)		
Distance to Natura 2000 Site(s):	The Long Derries SAC (000925)		- 4.60 KM
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the Natura 2000 site:	None		
Is the application accompanied by an EIS?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):			
The reasons for the designation of the Natura 2000 site(s):			

The Long Derries SAC – 000925 - Orchid-rich Calcareous Grassland*

The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan; all available on www.npws.ie) **(ATTACH INFO.)**

To maintain or restore the favourable conservation condition of the Annex I habitat and/or the Annex II species

(C) NPWS ADVICE:

Advice received from NPWS over phone:	No
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Summary of advice received from NPWS in written form (ATTACH SAME):	No
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(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:

*(The purpose of this is to identify if the effect(s) identified could be significant – if **uncertain** assume the effect(s) are significant).*

If the answer is 'yes' to any of the questions below, then the effect is significant.
(Please justify your answer. 'Yes' / 'No' alone is insufficient)

Would there be... ... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	No - The proposed development is not located within a SPA or SAC. The closest Natura 2000 site is the The Long Derries SAC (000925) approximately 4.60 KM to the South - East of the proposed development.
... a reduction in habitat area on a Natura 2000 site?	No - The proposed development is not located within a SPA or SAC. There will be no reduction of the habitat area due to the proposed scheme.
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site?	No- as above

... serious / ongoing disturbance to species / habitats for which the Natura 2000 site is selected (e.g. because of increased noise, illumination and human activity)?	No- as above
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site?	No-as above
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to Natura 2000 sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.	No-as above
(E) SCREENING CONCLUSION:	
Screening can result in:	
1.	<i>AA is not required</i> because the project is directly connected with/necessary to the nature conservation management of the site.
2.	<i>No potential for significant effects - AA is not required.</i>
3.	<i>Significant effects are certain, likely or uncertain.</i> (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.
Therefore, does the project fall into category 1, 2 or 3 above?	2
Justify why it falls into relevant category above:	
Proposed Housing Development is not located within SPA or SAC. Works will take place on and around Agricultural Fields, Domestic Dwellings and on the Public Road. It is considered due to the distance of the proposed development from the SAC (4.60km) that there would be unlikely significant affects to the integrity of the Natura 2000 site.	
Name:	Brian Keenaghan
Position:	Senior Executive Technician
Date:	4th September 2017

