

SECTION 4: DESIGN CONSIDERATIONS AND STANDARDS

4.1 Residential Unit sizes

- * Current County Development Plan standards:
 - 1 bed units—50m²
 - 2 bed units—65m² (1-storey)
75m² (2-storey)
 - 3 bed units—85m² (1-storey)
90m² (2-storey)
 - 4 bed units—105m² (1-storey)
110m² (2-storey)
- * While these still apply, the following minimum and maximum percentages will be required in new developments:
 - Maximum 15% of 1-bed units
 - Minimum 45% 2-bed units
 - Minimum 30% 3-bed and upwards units
- * A maximum of 10% of residential units at the minimum Development Plan sizes will be permitted.

4.1.1 Other Residential Standards

- * Dual aspect residential units should be provided throughout to ensure sufficient quality of light internally and natural ventilation
- * Minimum floor to ceiling heights of 2.7metres should be provided in residential units, except in storage areas.

4.2 Use Mix—Town Centre Extension

- * The maximum percentage residential to non-residential permitted for this area will be 60% residential to 40% non-residential. This is to ensure employment generating uses are located here
- * Subject to the full Part V Social and affordable provision being fully incorporated within a development in this area and in a manner which ensures good integration and adopts the principles of blind tenure, the planning authority may increase the permitted percentage of residential to 65%

4.3 Building Heights

- * Existing Town Centre: conform to adjacent street scale
- * Town Centre Extension: Maximum buildings heights permitted will be 3 to 4 stories, primarily 3 stories. In certain strategic locations up to 5 stories may be permitted . Permitted building height will depend on knock-on impact on sun/shade conditions at ground—street—level and on adjacent residential amenity, in addition to their contribution to achieving good spatial enclosure and the making of a varied skyline.
- * In considering building heights in the Town Centre Extension area, in the vicinity of Donaghcumper House and in the new residential area, the impact on Castletown House, including any protected views, must be taken into account . In addition, the objective to protect and enhance the relationship with the designed landscape character of Castletown will take precedence in determining appropriate building heights.

4.4 Masterplan Requirement for Donaghcumper Lands

Due to the strategic importance of the Donaghcumper Lands, a masterplan for their development to be agreed between Kildare County Council and the Developer(s), is required in advance of submitted any planning application. The content of this masterplan should include:

- * Plans, diagrams and other illustrations to indicate circulation network, public and other open spaces, building blocks—their form, massing and height — land use (at street level and upper floors), and general landscaping strategies. The proposed new Civic Theatre and Local Area Offices building to be identified.
- * General land use schedules identifying ratio of residential to non-residential.
- * Public Realm appraisal including quality of sun/shade/shelter and extent and nature of active uses. This must also include a structure for transfer of public spaces, their management and ongoing maintenance
- * Preliminary design sketches for the proposed new river crossings.
- * Outline strategies for waste management
- * Outline strategies for servicing of buildings and parking
- * Baseline EIS reports and preliminary impact statements
- * 3D Digital model indicating the proposed masterplan in relation to the overall AAP area and Castle-town. Buildings can be shown in block form at this stage.
- * Proposed phasing plan

4.5 Documentation Required with Planning Application

- * 1:50 plans showing layouts of all varying residential unit types to be provided as part of any planning application for schemes with 4no or more residential units. These layouts must show indicative arrangements for storage provision in all rooms, including bin storage and indicative layouts for furniture arrangements in all rooms including balconies, terraces, etc., and identify location(s) for washing and drying of clothes. These plans should accompany a Housing Quality Report showing—for each residential type—unit sizes and type (apartment/house—duplex/single level—1-bed/2-bed/etc.,); storage sizes; ceiling heights; balcony sizes; aspect; dimensions and orientation of main living rooms and balconies; area of any quiet/study rooms (where provided); minimum width of bedroom.
- * Physical models at a scale to be agreed with the local authority are to be provided as part of planning applications for all large applications.
- * Detailed sun-shade diagrams covering internal and external areas to be provided with planning applications which also indicate the light quality and quantity in internal living areas of residential areas.
- * Computer generated views and photomontages are to be provided in locations to be agreed with the Kildare County Council in advance for all large schemes. In some instances it will be required to provide views showing daytime, night-time, summer and winter conditions
- * 3D Digital model showing architectural detail and showing proposed development in relation to overall AAP area, Castletown Demense and St. Waleran's.
- * Waste Management proposals—including diagrams showing routes between unit and storage and collection points, location of bin storage areas and details for screening, and provision for collection of waste - to be provided.
- * An Environmental Statement for every scheme is to be provided stating the design approach, specification elements, etc. to achieve a sustainable development
- * Detailed landscape proposals to include hard and soft landscaping, street furniture, lighting, etc.
- * For any development within the Donaghcumper Lands area, detailed tree surveys are to be provided, identifying location of trees and species, condition and significance. In assessing significance consideration is to be given to both the individual and collective merits of trees and tree groupings.
- * Architectural Historical and Landscape assessments outlining the significance of the existing structures, features and designed landscapes, a statement on how the specific design proposals have taken on board this significance and an assessment of the impact of the proposed design on the architectural and landscape significance, including an assessment of the design merit of the proposals.
- * Any development affecting the riverbank, must be accompanied by an assessment on the impact on biodiversity and make proposals to mitigate any negative impacts.



4.4 Community Gain

- * In the larger developments there may be opportunities to deliver 'community gain' within the AAP area, for example (though not exhaustive):
 - ◇ Tree planting along the existing Main Street (as recommended previously this would be a single, native, species planting scheme), the undergrounding of overhead services and upgrading of existing street furniture and lighting to rationalise the existing profusion of poles and signage.
 - ◇ Environmental improvements along the river bank, including tree and landscape management, provision of paths, river access points, etc., while ensuring a sensitive approach to the existing natural environment—flora and fauna.
 - ◇ Works to the proposed Town Park to be carried out in lieu of arrangements for use of the Park by adjacent developments. This would be subject to such use being compatible with the Town Park use
 - ◇ Provision of cultural facilities, leisure facilities and community facilities in high quality buildings located appropriately to their function and social significance— such as the proposed Civic Theatre and Local Area Offices.
 - ◇ In addition to the normal development charges relating to roads, services, major open spaces etc., certain schemes may be required to contribute towards the provision of ancillary facilities, such as crèches, small parks, etc., outside their particular lands but which future residents and occupiers will use. Other forms of "community gain" which could be applied would contribute to social and cultural infrastructure, e.g. suitable provision of accommodation, both work space and living space, for artists at a reduced rent – the contribution made by the artistic community would prove an adequate return to this support – or, provision of children's facilities – playgrounds etc.