

Statement of Response to LRD Opinion

Ref. Lrd2025004

**On lands located at
Kilwoghan Wood,
Crodaun,
Celbridge,
County Kildare**

On behalf of

Seattle Construction Limited

August 2025



**Brock
McClure**

PLANNING & DEVELOPMENT CONSULTANTS

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1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin have been instructed by our client, **Seattle Construction Limited, Ardee House, River Road, Blanchardstown, Dublin 15, HW26** to prepare this Response to Kildare County Council's LRD Opinion issued on the 23rd of July 2025 to support the application for a Large-Scale Residential Development (LRD) on lands at **Kilwoghan Wood in the townland of Crodaun, Celbridge, Co. Kildare**.

This report is a response to the issues and queries raised in the LRD Opinion issued by Kildare County Council on 23rd of July 2025 following the pre-application process and with regard to the consultation meeting for the application for a Large-Scale Residential Development on the subject site.

This response is prepared in association with the Design Team for the scheme. Each item is addressed in turn and relevant cross references to other accompanying documentation are provided.

This report also refers to the information the Planning Authority required to be submitted in accordance with Article 16A(7) of the Planning and Development Regulations, 2000 (as amended).

1.1 LRD Meeting

The LRD Meeting was held with Kildare County Council on 25th of June 2025, and was attended by representatives of the Applicant, the Design Team and representatives of the Planning Authority.

The LRD Meeting was informed by the LRD Meeting Request, submitted to the Planning Authority electronically which consisted of a draft Planning Application, including a largely designed scheme and a wide range of supporting documents.

1.2 LRD Opinion

The LRD Opinion prepared by the Planning Authority, issued electronically on 23rd July 2025, confirms that the documentation submitted at pre-application consultation does **“constitute a reasonable basis for an application for Large-scale Residential Development”**. We welcome this conclusion by the Council.

Under the provisions of Section 32D of the Act, the LRD Opinion identifies 22 No. items that require the Applicant's Response as part of the LRD Planning Application. These are addressed in turn in Section 2 of this Report.





2 Response to LRD Opinion

Pursuant to Section 32D of the Planning and Development Act 2000 (as amended), the Planning Authority is of the Opinion the documents submitted constitute a reasonable basis on which to make the application – however comments by the Council are noted in respect of the following areas, and the following and specific information is now addressed:

2.1 Item 1 – Design and Visual Impact

“While the overall design approach to the proposed development is generally acceptable, it is considered that the scale and bulk of Apartment Blocks A and B may appear overly bulky and dominant at this location at the gateway to Celbridge. While it is accepted that the blocks address the roundabout and the open space area, and the proposed height is accepted, the applicant is advised to further break up the bulk and massing of these blocks. This may be achieved through varying the roof height, setting back and breaking up the blocks more in a similar manner to the apartments across the Maynooth Road at Ardrath.”

Applicant Response:

Following receipt of the opinion report from Kildare County Council, JFA and the wider team reviewed Apartment Blocks A and B in terms of scale, mass and design. In order to reduce the scale and bulk appearance of both blocks, we have now proposed a different brick facade finish / tone breakup and increased the variety of parapet heights along the entire length of the building to further reduce the bulk and massing. This creates a light building composition. The balconies have also been designed as cantilevered types without supporting columns to lighten the appearance of the structural elements. Some of the balconies also have had reveals added to form recessed balconies, which forms further setbacks on the building facades along the Maynooth Road. The balcony screening has been changed to a glazed type in lieu of railings to further lighten the façade appearance.

Blocks A and B in terms were designed, from the outset, to respect, reflect and acknowledge the blocks from the Ardrath Estate across the road, as recommend by Kildare County Council. All proposed changes harmonize with the glass balustrades of the balconies, giving lightness to the entire design and has allowed the design team to respond positively to the concerns of Kildare County Council. We trust that this is now an appropriate response.

2.2 Item 2 – Design and Visual Impact

“The applicant is requested/advised to submit detailed Photomontages and 3d visualisations of the proposed development from surrounding viewpoints for the overall development in any future LRD.”

Applicant Response:

Please see attached detailed Photomontages and 3D Visualisations for the proposed development from surrounding viewpoints by 3DDB.

2.3 Item 3 – Settlement Strategy

“Please provide details to ensure that the proposed development complies with the Core Strategy as set out in Table 2.8, Chapter 2- Kildare County Development Plan 2023-2029.”

Applicant Response:

Chapter 2 of the Kildare County Development Plan 2023-2029 sets of the Core Strategy and Settlement Strategy for Co. Kildare with an aim to:

‘To provide for the delivery of an additional 9,144 housing units to accommodate an additional 25,146 people by the end of the Plan period, and to continue to create the environment to retain existing and attract new employers to locate in County Kildare through the delivery of sustainable, compact





settlements supported by a commensurate level of physical, social and green infrastructure to mitigate against climate change and enhance the quality of life for residents’.

The Core and Settlement Strategy sets out an overarching growth strategy for the development of the county to 2029 and translate the strategic planning framework of the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Eastern and Midlands Region (RSES) and the Specific Planning Policy Requirements specified in the Ministerial Guidelines under Section 28 of the Planning & Development Act 2000 (as amended), to county level.

County Kildare has a total population (Census 2022) of 247,774, making it the fifth most populated local authority area in the State and represents 4.8% of the State population (5.1m). According to the results from Census 2022, the largest settlements in the county are: Naas (26,180), Newbridge (24,366), Celbridge (20,601), Maynooth (17,259), Leixlip (16,733), Athy (11,035), Kildare Town (10,302), Kilcock (8,674), Clane (8,152), Sallins (6,269) and Monasterevin (5,307).

We can confirm that the proposed development does comply with the Core Strategy as set out in Table 2.8 of the Kildare County Development Plan 2023-2029. Table 2.8 of the Kildare County Development Plan 2023-2029 sets out that Celbridge has a population target between 2023 and 2028 of 2,515 and a housing target between 2023 and 2028 of 914 no. residential units. It is considered that the proposed development providing 239 no. new residential units will help to deliver on these population and housing targets outlined in Table 2.8.

The target residential density set out in Table 2.8 of the Kildare Development Plan is 35-40 uph. This application refers to Phase 2 of the development on a site of 3.943 in which a residential density of 60.7 uph is applied, however the overall density based on a site area of 12.93 is 37 uph. The proposed amendment application will not affect the permitted density on the site as there is no increase in the no. of units provided from the original permitted development. The proposed LRD amendment development seeks amendments to 239no. already permitted units for which there is capacity in the KCDP 2023-2029

The provision of 239 no. units on the subject site will help the Council to meet their housing delivery targets within the lifetime of the Plan. Moreover, the delivery of these units into the market is important given the high demand for housing in Kildare. Due to its proximity to Dublin and employment opportunities in the metropolitan area, Kildare is a highly attractive place to both live and work.

We refer the Planning Authority to the accompanying Planning Report and Statement of Consistency which outlines the density calculation for the proposed development based on the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).

2.4 Item 4 – Appropriate Assessment

“Please submit an Appropriate Assessment Screening Report for any future LRD application.”

Applicant Response:

Please see attached AA Screening Report prepared by DNV Environmental Consultants.

2.5 Item 5 – Open Space/ Landscaping

“The retention of the existing hedgerow along the Maynooth Road is important given the level of hedgerow removal previously permitted for the overall lands. Please ensure that details are provided to ensure that the existing hedgerow and trees along the Maynooth Road can be retained during construction stage. Full tree protection details will be required. The applicant may wish to contact the KCC Parks Department prior to the LRD application regarding requirements.”





Applicant Response:

The extent of the existing hedgerow and existing trees along Maynooth Road is indicated and noted on the drawing Landscape Masterplan drawing number 1543 – 200612. Please see attached Landscape drawings prepared by PC Roche and Associates submitted with this application. In addition, the existing hedgerow and trees numbered refer to detailed Arborist Report.

Protection of hedgerow and trees during the site and development stage will be to BS 3998:2010 provides recommendations for tree work, focusing on safety, best practices, and the health of the tree and will be supervised and certified by the retained Arborist on site. The Arborist will be retained for the duration of the site and development works

2.6 Item 6 – Open Space/ Landscaping

“While the overall provision of public open space is noted, the applicant is advised to clarify/submit details regarding the area zoned F-Open Space and Amenity to the north of the site. It appears that this was included in the previous SHD application, however the applicant is advised to include full information regarding the design and future management of this space in any future LRD application.”

Applicant Response:

The attached landscape proposal to the main Open Space drawing number 1543 – 200615. Indicates the extent and layout of the main open space.

This layout is based on the previously approved landscape layout proposals. These follow very closely to the previously landscape proposals in content and detail.

It is the intention to undertake and provide this amenity area in line with the permitted application.

2.7 Item 7 – Social Infrastructure

“A detailed Social Infrastructure Audit should be submitted with any future LRD application.”

Applicant Response:

We can confirm that a full Social Infrastructure Audit has been prepared following receipt of the S32B Opinion Report and is included as part of the application under a separate cover.

2.8 Item 8 – Social Infrastructure

“Please note that there are concerns that the proposed creche facility to cater for 47 children may not be sufficient to cater for the demand. The applicant is advised to contact Kildare County Childcare Committee regarding childcare demand and supply in Celbridge and submit as part of the Social Infrastructure Audit a detailed analysis of existing and required childcare provision. Please also clarify if the retail unit is required given the proximity of the site to other service station on the R449 and other smaller convenience stores in the area.”

Applicant Response:

In response to this Item, as previously mentioned a Social Infrastructure Audit has been prepared and submitted as part of this application.

The proposed creche has now increased in size from 212 sqm to 351 sqm to now provide a capacity to cater for 94 no. children. Kildare County Childcare Committee was contacted and we refer the planning authority to the accompanying Social Infrastructure Audit for a full Childcare Capacity Audit.





Furthermore, in response to Item 1, the retail unit previously proposed is no longer incorporated into the final design. It is considered that there is an appropriate provision of retail facilities within the area surrounding the development

2.9 Item 9 – Surface Water

“Please note that the KCC Environment/Water Services Department remain concerned regarding the underground attenuation proposed. It is the intention of Kildare County Council that the use of underground drainage techniques are to be limited across Kildare as per Objective IN 024, with that said only where a clear and plausible rationale is agreed with WSP for the exclusion of a particular SuDS class or type within a class, shall the next preferred SuDS class or type be considered. In that vein, it is requested the applicant revises the surface water design to reduce the proposed underground Attenuation system in open spaces and replace same with a nature based above ground solution such as detention basins designed in accordance with Kildare county councils Sustainable Drainage guidance document. With that said, the applicant has not provided adequate reasoning for the use of the proposed Attenuation systems in open spaces. The applicant is advised to revise proposal to address this concern in any future LRD application.”

Applicant Response:

The previously approved planning application included two modular underground attenuation systems operating in series prior to discharging to the Kilwoghan Stream, located along the southern boundary of the site. The overall stormwater strategy for the development remains largely consistent with that approved under the original application. However, as part of the current proposals, additional efforts have been made to incorporate further SuDS measures wherever feasible across the site.

A ground investigation identified the site's soil as predominantly clay. Infiltration testing revealed that water levels fell too slowly to determine an infiltration rate, confirming that infiltration-based drainage is not viable on this site. Consequently, attenuation storage has been provided to manage the 1-in-100-year storm event, with an additional allowance of 20% for climate change and 10% for urban creep, in line with the previously granted planning permission. Surface water runoff from the site will discharge to the Kilwoghan Stream, with flow restricted to the pre-development greenfield runoff rate (QBar) via a hydrobrake flow control device.

As part of Phase 2 of the development, several additional SuDS features have been introduced to enhance surface water management. These include:

- Detention basins above underground attenuation tanks;
- Permeable parking reservoirs;
- Green/blue roof systems;
- Swale

Compared to the original approved scheme, the revised proposals represent a significant enhancement, with the integration of a wider range of sustainable drainage features. All available options to implement SuDS within the constraints of the site have been fully explored and incorporated. The updated scheme ensures that nearly all surface water generated on-site passes through at least one SuDS measure before entering the drainage network. Therefore, the revised drainage strategy demonstrates a clear improvement over the original proposal.

Please refer to the attached material submitted by BMCE Consulting Engineers in relation Surface Water.

2.10 Item 10 – Surface Water

“Please also note the following requirements to be included in any future LRD application.

- (a) The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County***





Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% (Not 20% as currently proposed) in order to cater for "climate change" and an additional 10% for Urban creep. The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

Applicant Response:

The surface water drainage system has been designed in accordance with Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document. The proposed scheme maximises the use of sustainable drainage techniques, ensuring that almost all surface water generated on-site will pass through at least one SuDS measure before entering the surface water network. These measures provide multiple benefits by significantly slowing the rate of surface water runoff, reducing the risk of downstream flooding, and delivering an additional level of treatment to improve the quality of water being discharged. The drainage system has been designed for the the 100-year storm event (+20% Climate Change and +10% Urban Creep) in accordance with the previously permitted scheme.

Through the enhanced integration of SuDS throughout the development the revised proposals represent a significant improvement when compared to the original approved scheme. Runoff from the site will be discharged to Kilwoghan Stream to southeast of the site at a rate of 26.7 l/s in accordance with the previously granted planning permission.

Analysis of the network confirms that no flooding occurs within the surface water network and the maximum levels of water within the attenuation tanks will be 0.5m lower than the nearest lowest FFL.

(b) The proposed surface water drainage system shall be designed in accordance with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

Applicant Response:

As per response to (a) above.

(c) Applicant shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

Applicant Response:

Please refer to the submitted material submitted with this application by BMCE Consulting Engineers with includes details of maintenance for the various SUDS systems employed with the development noted on the relevant drawings.





- (d) All Sustainable Drainage Systems (SuDS) features within areas proposed for taking in charge shall be designed and constructed in accordance with Kildare County Council's Sustainable Drainage Systems (SuDS) Taking in Charge Standard Details."**

Applicant Response:

We can confirm that all SuDS features have been designed and will be constructed in accordance with Kildare County Council SuDS Taking in Charge Standard Details.

- (e) Proposed Surface Water Drainage and Landscaping layouts/details shall correlate in full with each other as part of any planning application. The applicant is requested to highlight all the SuDS features in a revised drawing and cross section details with corresponding legend.**

Applicant Response:

The proposed surface water drainage design has been fully coordinated with the landscape architect. See drawing KWW-BMD-00-XX-DR-C-13305 for SuDS Strategy and drawings KWW-BMD-00-XX-DR-C-13310 and KWW-BMD-00-XX-DR-C-13320 for SuDS Details.

2.11 Item 11 – Water Supply & Wastewater – Uisce Éireann

"Please note that the following information has been received from Uisce Éireann regarding the LRD Opinion documentation provided.

- (a) Uisce Éireann notes a Pre-Connection Enquiry (PCE) application was submitted to Uisce Éireann for 240 no units on the site and a Confirmation of Feasibility (COF) was issued in July 2025, stating water and wastewater connections were feasible subject to upgrades being required.**

In terms of Wastewater, the COF states a connection is Feasible without infrastructure upgrade by Uisce Éireann. It further states, the applicant shall note that the predicted minimum development pressures are given at the site boundary at an elevation of 68.8mAOD. Based on the highest finished floor level of one of the blocks of flats in the submitted plans, an onsite booster pump station would likely to be required. This can be further assessed at Connection Application stage.

Applicant Response:

It is proposed to provide a permanent pumping station in accordance with the Uisce Éireann Code of Practice for Wastewater Infrastructure within the development. This will allow foul flows from the development to be pumped to an appropriate level to an outfall manhole within the development. Foul flows will then discharge by gravity from the outfall manhole to a backdrop manhole and connect to the existing foul sewer line at the approved connection location at the junction to the Crodaun Forest Park development while achieving the minimum required clearance distance to the existing storm water line.

The proposed pumping station will meet the requirements to facilitate a connection to the network for Phase 2 of the development prior to the completion of the upgrade works to the local network as outlined in the COF received for Phase 2 of the development (CDS25001161).

In accordance with the Uisce Éireann standards, the associated storage tank has been sized to accommodate foul flows from the entire development (a total of 466 residential units), with a controlled discharge rate limited to 5.94 l/s.

- (b) In relation to Water, the COF states a connection is feasible subject to upgrades. It notes, in order to accommodate the proposed connection for this development, upgrade works are required to increase the capacity of the wastewater network in Celbridge. Uisce Éireann is currently in the process of planning a project which will provide the necessary upgrade and capacity. The scheduling for this upgrade project is still to be confirmed and the proposed connection could be completed as soon as possibly practicable after this project is complete. Connection to the network could be facilitated prior to completion of the upgrade project provided the applicant installs a new**





Wastewater Pumping Station to cater for the site with 24-hour storage and downstream flow control for any connection before the completion of the upgrade project.

Queries relating to the terms and observations above should be directed to planning@water.ie

The Planning Authority advises that the prospective applicant contacts Uisce Eireann prior to any future LRD Application and submits relevant information regarding possible connections at LRD application stage.”

Applicant Response:

We can confirm that BMCE Consulting Engineers have been in touch with Uisce Eireann. Please see attached COF in relation to same.

2.12 Item 12 – Transportation Issues

“The Applicant should submit details of the proposed 4-arm signalised junction into the development and aligned with the Ardrath estate maintaining the 2-way cycle path to the west side of the Maynooth Road and tying in with the surrounding infrastructure.”

Applicant Response:

Please find attached drawing no. KWW-BMD-00-XX-DR-C-13370 by BMCE which shows details of the proposed 4-arm signalised junction into the development which aligns with the Ardrath estate maintaining the 2-way cycle path to the west side of the Maynooth Road and tying in with the surrounding infrastructure.

2.13 Item 13 – Transportation Issues

“The Applicant is to confirm that the second entrance will be closed to vehicular access on completion of Phase 1 and become a shared cyclist and pedestrian route, the Applicant to submit details of the final layout.”

Applicant Response:

We can confirm that the previous second junction to the south of the reconfigured junction will serve as a pedestrian and cycle link / active travel route linking the two-way cycle path on the Maynooth road to the development, and interconnecting with the internal cycle path and cycle paths within the new parkland area.

This access route will serve as a vehicular access for a short period of time during phase 1 construction and early occupational access until such a time that the new 4 arm junction is completed. Please refer to BMCE drawings KWW-BMD-00-XX-DR-C-11360 and KWW-BMD-00-XX-DR-C-11361.

2.14 Item 14 – Transportation Issues

“The Applicant is to provide a detailed drawing of all works on the R405 including the proposed interconnection of the toucan crossing to the south and a zebra crossing to the north where there is presently an uncontrolled crossing close to the roundabout”

Applicant Response:

Please refer to drawings KWW-BMD-00-XX-DR-C-13370, KWW-BMD-00-XX-DR-C-13371 and KWW-BMD-00-XX-DR-C-13372.

2.15 Item 15 – Transportation Issues

“The Applicant is requested to submit a Site Layout Plan at a scale of 1:500 indicating:





- (a) Vehicular parking to be in accordance with Chapter 15 of Kildare County Development Plan 2023 - 2029.
- (b) Corner radii and lines of sight at junctions to be in accordance with the Design Manual for Urban Roads and Streets (DMURS) 2019.
- (c) Longitudinal gradients to be in accordance with the Design Manual for urban Roads and Streets (DMURS) 2019.
- (d) Details on how surface-water runoff is collected, disposed of, and not discharged onto the public road network. Finished ground levels and falls to be indicated on this drawing.
- (e) Dished kerbs incorporating tactile paving at pedestrian crossing points within the development site.
- (f) The Main Access Road (Primary Local Street) within the Development should be 6 metres wide with side roads (Secondary Local Streets and Home Zones) of 5.5m in width. 2- metre-wide footpaths and a 1-metre-wide grass verge should be provided internally for roads of the application site. Circulation aisles at parking areas to be a minimum of 6.0 metres in width. Footpaths to be a concrete finish, 2.0 metres wide with applicable kerb upstands.
- (g) Stop signage and road markings are to be in accordance with the Department of Transport, Tourism and Sport's Traffic Signs Manual.
- (h) Details of any 30 km/h Slow Zones signage and their respective locations in the residential development in accordance with the Department of Transport, Tourism and Sport's traffic signs advice note TSAN-2016-02.
- (i) Surface water attenuation within the application site and surface water disposal arrangements located at public open space. This shall be in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) and the recommendations pertaining to Sustainable Urban Drainage Systems (SUDs).
- (j) Signage and road markings to be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.
- (k) Bicycle parking should be in accordance with Chapter 15 of Kildare County Development Plan 2023 - 2029."

Applicant Response:

Please refer to drawings KWW-BMD-00-XX-DR-C-13210, KWW-BMD-00-XX-DR-C-13300 and KWW-BMD-00-XX-DR-C-13350 in response to items a – k above.

2.16 Item 16 – Transportation Issues

"The Applicant is requested to make provision for overnight charging of Electric Vehicle (EV) by installing Charge Points as follows.

- (a) Ideally parking should be within the curtilage of individual housing units or private spaces tied to the units are provided, electrical charge points to be provided to allow for the charging of Electric Vehicles (EVs), linked to the individual domestic smart electricity meter without any trip hazards.
- (b) Where parking associated with units is being supplied on street, dedicated charging points for use by residents are to be provided adjacent to parking spaces. The charging points should operate on metered basis, with access to the charging point being available to residents through a swipe card or PIN number registration facility.

The EV Chargers are to be compatible with the Sustainable Energy Authority of Ireland's Triple E Register and should support the use of renewable energy and improve urban air quality.

The Applicant is requested to note that all of the parking spaces should be capable of allowing for overnight EV parking."

Applicant Response:

We are proposing a total of 15 no. active Ev Car parking Spaces for the development which complies with the requirement of 10% as set out in the Development Plan. All remaining on street and in curtilage spaces will be ducted to provide for future EV charging if required.





2.17 Item 17 – Transportation Issues

“The Applicant should submit a stage 1 and 2 Road Safety Audit / Assessment (RSA) by an independent approved and certified auditor. The RSA is to assess:

- (a) The proposed signalised 4-arm junction.*
- (b) The internal areas of the proposed residential development.*
- (c) The interface with the existing public road / footpath network.*

The Applicant is requested to make the necessary changes to the design proposals following the stage 1 and 2 RSA. The Applicant is requested to note that if the application is subsequently granted, then a stage 3 audit / assessment will be required.”

Applicant Response:

Please refer to enclosed report 2765R01 Stage 1 Road Safety Audit.

2.18 Item 18 – Transportation Issues

“The Applicant is requested to submit to a draft Construction Management Plan that is to contain

- (a) Details of boundary treatment and interface with the MERR, access to the site, protection of open ditches and the siphon under the canal and Railway Line.*
- (b) A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements. Construction Traffic is not permitted through the main street of Maynooth or Celbridge.*
- (c) Wheel wash arrangements and locations for the construction phase.*
- (d) Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the existing residential amenity of properties in the area).*
- (e) The manner in which the existing public road network shall be kept clean.*
- (f) Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual.*
- (g) A Construction Waste Management Plan that is to contain the final destination of each waste stream generated on site.*
- (h) Turning bays should be provided at the end of the roads to prevent bin lorries and rigid trucks such as furniture lorries reversing past houses”*

Applicant Response:

Please find enclosed Construction Management Plan by BMCE Consulting Engineers which addresses all of the items noted above.

2.19 Item 19 – Transportation Issues

“Please note that the following will be required by the Planning Authority in any future application. Please include details in the LRD application, where possible:

- (a) CBR tests should be undertaken in accordance with Section 2.16 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas and as required to determine the subgrade strength under the proposed site access road. A suitable pavement design should be carried out in accordance with TII document DN-PAV-03021 considering the results.*
- (b) The site access roads within the development should be finished with a surface course of Stone Mastic Asphalt, SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or a similar approved surface course.*





- (c) *Ideally all road surface water should flow directly between gaps in the kerbs/ missed kerbs to swales or other SuDS features without any underground piping requirements.*
- (d) *The cycle tracks/ greenways/ shared surfaces should be in accordance with the Cycle Design Manual pertaining to track widths and signage, the location of lighting standards, the avoidance of obstructions and the interface between the cycle tracks and the existing and proposed road network.”*

Applicant Response:

CBR tests have been undertaken in accordance with Section 2.16 of the Department of Environment and Local Government “Recommendations for Site Development Works for Housing Areas”. The pavement design has been completed in accordance with TII document DN-PAV-03021.

Site access roads within the development will be finished with a surface course of Stone Mastic Asphalt, SMA 10 surf PMB 65/105-60 des 45mm thick in accordance with IS EN 13108-5 and CC-SPW-00900. Please see drawing KWW-BMD-00-XX-DR-C-13400 for road build-up.

SUDS measures including swales, bioretention tree pits and permeable paving have been provided throughout the development. Where possible, surface water runoff from road surfaces will be directed to these SUDS features. See drawing KWW-BMD-00-XX-DR-C-13400 for typical detail of surface water flow being directed to the adjacent swale.

The proposed greenway has been designed in accordance with the Cycle Design Manual. Please refer to drawing see drawing KWW-BMD-00-XX-DR-C-13400 for typical detail and drawing KWW-BMD-00-XX-DR-C-13300 for layout.

2.20 Item 20 – Environmental

“Please note that an outline Resource & Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols will be required. A report outlining the overall waste management strategy including that of the proposed apartment blocks in accordance with the Kildare County Council Waste Presentation byelaws, and in accordance with Policy Ref's IN 042 and IN 047 of the Kildare County Development Plan 2023-2029, including the following:

- ***Brief outline of the proposed waste management strategy, including calculations of the waste management requirements of the occupants,***
- ***Clear details of the proposed waste storage facilities for the apartment block, including plans and elevations, and***
- ***Details of how it is proposed to secure the waste management facilities against fly-tipping and vermin.”***

Applicant Response:

A Operational Waste Management Plan (OWMP) has been prepared outlining the overall waste management strategy including that of the proposed apartment blocks in accordance with the Kildare County Council Waste Presentation byelaws, and in accordance with Policy Ref's IN 042 and IN 047 of the Kildare County Development Plan 2023-2029. The OWMP has been prepared to ensure that the management of waste during the operational phase of the Proposed Development is undertaken in accordance with current legal and industry standards. The OWMP also provides details of the proposed waste storage facilities for the apartment block and the proposed measures to secure the waste management facilities against fly-tipping and vermin.

An outline Resource & Waste Management Plan (RWMP) has also been prepared in accordance with Appendix C of the EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021). The RWMP outlines the strategy for managing waste during the construction phase of the Proposed Large-scale Residential Development located at Kilwoghan Woods, Crodaun, Celbridge, Co. Kildare. The RWMP provides the information necessary to





ensure that the management of resources, materials and ultimately construction and demolition (C&D) waste arising from the construction works of the Proposed Development is undertaken in accordance with all statutory requirements and current industry standards.

2.21 Item 21 – Environmental

“Please clarify the location of all bin storage areas and note that they should be easily accessible to all apartment/duplex units and should be designed to correspond to the architectural design concept of the scheme- high quality finishes required.”

Applicant Response:

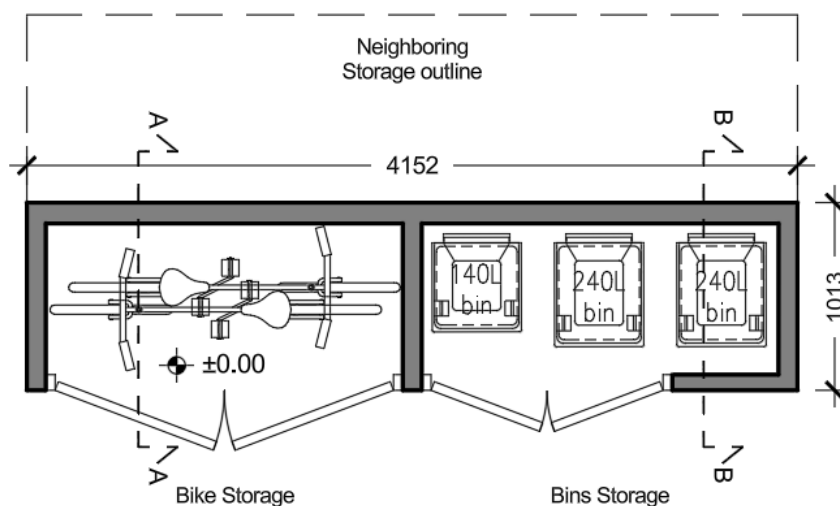
Below is the breakdown of the bin storage proposed across the whole of the new Phase 2 development. Please refer to drawing KWC-BB1-XXX-DR-JFA-AR-PP2401 for location of bins for houses and bike storage.

Waste Bin Store (weekly waste collection)			
Unit Name	Number of bins provided		Total
	1100 L / 660 L	240 L / 140 L	
Apartment Block A	5 / 0	0 / 4	9
Apartment Block B	5 / 0	0 / 4	9
Duplex D Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex E Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex G Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex C,D,E,F & G - Other Units	0 / 0	3 / 0	3 (per Duplex Apt.)
Crèche (Apartment Block A)	3 / 0	0 / 3	6
Houses	0 / 0	2 / 1	3 (per House)

House Type H - 2 Bed Mid Terraced – in front of house

House Type I – 3 Bed End Terraced – at the back

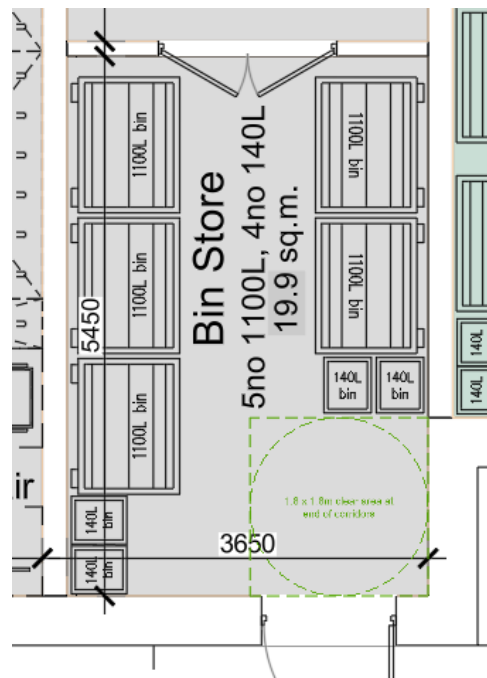
House Type J – 3 Bed Dual Frontage – at the back



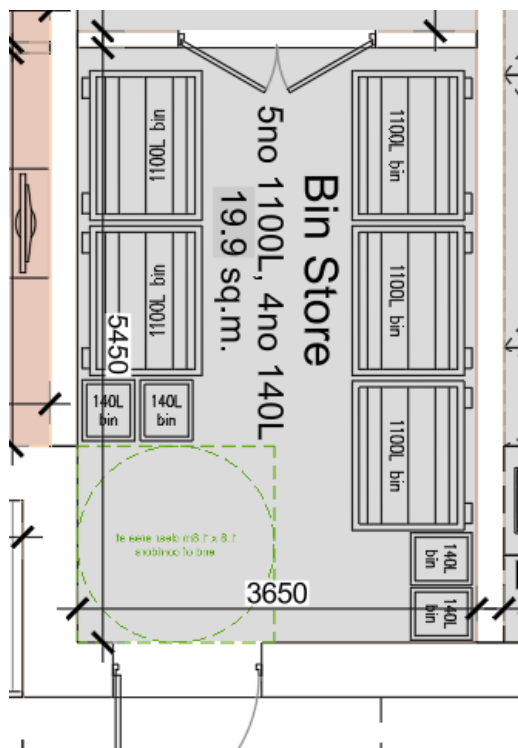
APARTMENT BLOCK A - Bin Store (inside the building on the ground floor):

(Refer to drawing: KWC-AB-XXX-DR-JFA-AR-PP2102)

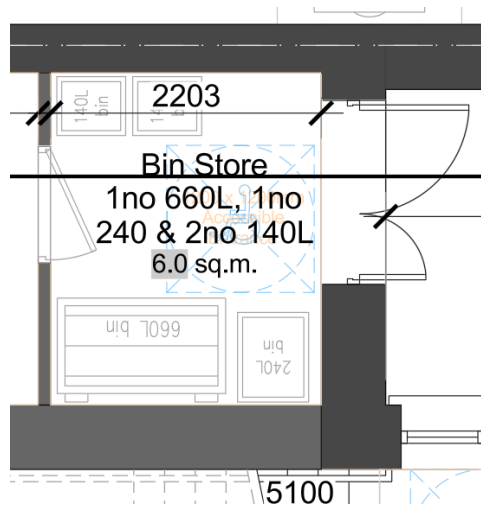




APARTMENT BLOCK B Bin Store (inside the building on the ground floor):
(Refer to drawing: KWC-AA-XXX-DR-JFA-AR-PP2101)

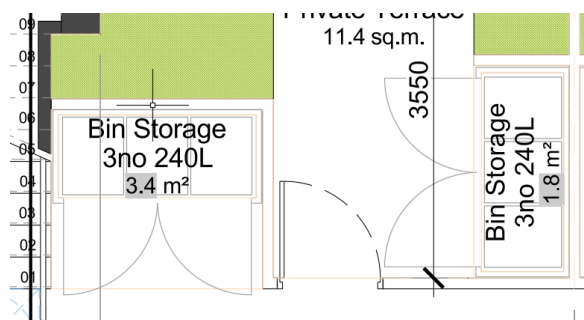


DUPLEX D,E & G corner unit Block Bin Store (inside the building on the ground floor):
(Refer to drawings: KWC-DDG-XXX-DR-JFA-AR-PP2202 & KWC-DDG-XXX-DR-JFA-AR-PP2206)



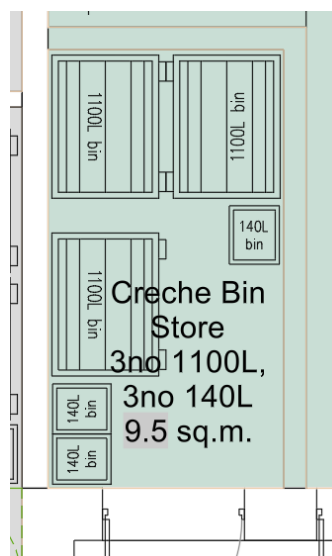
All other units in DUPLEX Block C,D,E,F & G (outside by the stairs to the upper apartments and at the back of the terrace of the ground floor apartments)

(Refer to drawings: KWC-DA-XXX-DR-JFA-AR-PP2201, KWC-DDG-XXX-DR-JFA-AR-PP2202, KWC-DDG-XXX-DR-JFA-AR-PP2206, KWC-DDF-XXX-DR-JFA-AR-PP2210)



CRECHE Bin Store (inside the building on the ground floor – within the Creche footprint):

(Refer to drawing: KWC-AA-XXX-DR-JFA-AR-PP2101)





2.22 Item 22 – Kildare Fire Service

“Please be advised that the KCC Chief Fire Officer recommends that a minimum of 25 litres per second of water is to be available in the mains at 2 bar pressure for firefighting. The applicant will also be required to obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act.”

Applicant Response:

We can confirm that 25l/s water at 2 bar pressure will be provided as requested.





3 Conclusion

This report, read in conjunction with Design Team's accompanying reports and drawings addresses, in full the issues raised by the Planning Authority in the LRD Opinion dated 23rd of July 2025.

It is submitted that the proposed development is in accordance with the proper planning and sustainable development of this area and we trust that the above report and enclosed documentation fully addresses the issues raised in Kildare County Council's LRD Opinion.

All relevant details are further addressed in the revised design, now proposed and we ask the Planning Authority to refer to the complete application package for full details of the proposal now put forward.

