



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-300414-17

Strategic Housing Development

164 no. residential units (156 no. houses, 8 no. apartments), crèche, 339 no. car parking spaces, 14 no. bicycle parking spaces, open space and all associated site works at The Paddocks residential scheme.

Location

Morristownbiller and Station Road,
Newbridge, Co. Kildare.

Planning Authority

Kildare County Council

Prospective Applicant

Stennock Ltd

Date of Consultation Meeting

24th January 2018

Date of Site Inspection

January 2018

Inspector

Sarah Moran

1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The site is located in the townlands of Morrinstownbillier and Cornelscourt, Station Road, on the western periphery of Newbridge, Co. Kildare. It is to the immediate north of the railway line and nearby to the west of the Dept. of Defence, c. 1 – 1.5 km from Newbridge town centre and adjacent to Newbridge Railway Station. The site (stated area 9.2 ha) is an undeveloped area adjoining an existing residential development, 'The Meadows', which is accessed from Station Road at Byrne's Cross to the north. There is an existing apartment development to the east, between the site and Station Road, also St. Mark's primary school and the grounds of Newbridge Town F.C. There are unzoned agricultural lands to the south and west of the site.
- 2.2. The site was originally part of a larger residential development, which was permitted under reg. ref. 05/2160 and 08/0874. Phase 1, 'The Meadows' is constructed and has been taken in charge by Kildare County Council. The subject lands were to form Phase 2 of that development, 'The Paddocks'. They are now in separate ownership. The site has an irregular shape as the current site owner has received permission for 39 no. residential units on 4 pockets within 'The Paddocks' landholding under reg. ref. 16/1013. These are currently under construction. The site is traversed by an electricity line with pylons in an east/west direction.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development seeks to complete The Paddocks residential scheme (subject to reg. ref: 16/1013 for 39 no. houses currently under construction). It involves a total of 164 no. residential units as follows:

HOUSES	
Unit Type	No. of Units
2 bed	19
3 bed	137
APARTMENTS	
1 bed	8
Total Res. Units	164

The development also includes a crèche (250 sq.m.), a single storey structure located at the northern end of the site.

The development has a stated net residential density of 31 units / ha. All buildings are 2 storey, including the 2 no. apartment blocks, which each contain 4 no. 1 bed apartments. The stated public open space provision is 25% of the total site area, comprising a large, central open space (6,142 sq.m.), a landscaped area at the eastern site boundary (3,980 sq.m.), a smaller central public open space (1,290 sq.m.), a 'pocket park' at the western site boundary (625 sq.m.) and a 25m wide buffer zone along the railway line at the southern site boundary (5,840 sq.m.). A tree survey of the site is submitted, which identifies existing treelines and hedges at site boundaries.

- 3.2. The development is to be accessed via The Meadows. A future connection to the Morristown Link Road to the north is proposed, however this is contingent on the development of adjacent lands to the north of the development site, as permitted under reg. ref. 12/1266. This would form part of a Northern Distributor Road, as provided for under policy SRO 8(c)(i) of the Newbridge LAP. Each house has off street parking, with communal surface parking for the apartments, a total of 339 no. car parking spaces and 14 no. cycle parking spaces. A Traffic Impact Assessment is submitted. This considers capacity impact on the roundabout at the junction of The

Meadows and the Morrinstownbiller Road. There is sufficient reserve capacity under forecast conditions. A Road Safety Audit of the junction is included.

- 3.3. The existing Phase 1 The Meadows discharges surface water through a surface water outfall pipe which crosses the Morrinstown Road to the north, enters the development site and exits to the north east, where it connects to the local authority surface water sewer at Station Road after traversing a portion of the Newbridge Town F.C. grounds. The full Phase 1 (The Meadows) runoff discharge is to flow into the proposed Phase 2 (The Paddocks) development. The development includes a new surface water attenuation system to cater for both existing and proposed developments and the development permitted under 16/1013, with a large attenuation tank under the central public open space. A Flood Risk Assessment of the scheme is submitted. There are no watercourses or drainage channels within the site boundary or in the immediate vicinity, i.e. no potential fluvial flood sources. OPW flood mapping does not indicate any history of flooding on this side of Newbridge. CFRAM information does not indicate any historic flooding in this area, however there are some areas identified as at risk of pluvial flooding. The site is identified as being located in Flood Zone C, with a low probability of flooding from the River Liffey and the Cloncumber Stream, i.e. all types of development are suitable.
- 3.4. There is an existing foul sewer traversing the subject site in a west to east direction, discharging to a manhole in neighbouring lands, as permitted under 05/2160 and 11/264. This is to be retained under the proposed link street. Both Phases 1 and 2 are to connect to this foul sewer network.
- 3.5. The development is to connect to the public water supply, correspondence from Irish Water is submitted. The area is served by a watermain on Station Road. The proposed Phase 2 watermain is to connect to the existing Phase 1 main, forming a larger loop serving all Phase 1 and 2 lands.
- 3.6. Detailed Part V proposals have been submitted. The applicant states that the proposed Part V provision of 1 bed houses has been designed to meet local housing need for specific groups, including the elderly, in accordance with development plan policies.
- 3.7. There are no Natura 2000 sites at or in the vicinity of the development site. There are 2 no. designated sites located within 15 km, i.e. Pollardstown Fen SAC (site

code 000396) and Mouds Bog SAC (site code 002331). The AA Stage I Screening report submitted by the applicant concludes that the development will not have any significant effects on these SAC's with regard to their conservation objectives.

4.0 Planning History

4.1. The Meadows and The Paddocks 05/2160, 08/0874, 11/624

- 4.1.1. Permission sought by Patrick Byrne for a mixed use development on lands including the subject site and 'The Meadows' estate under 05/2160, including 484 no. residential units (290 houses, 140 apartments in 7 no. 3-storey blocks, and 54 Charitable Trust apartments in 4 no. 3 storey blocks); communal services building; crèche; 845 no. car parking spaces and construction of distributor road with roundabout junction on Station Road. Permission was granted for a total of 405 no. residential units, as per condition no. 2. Permission granted to Patrick Byrne for minor alterations to 05/2160 under 08/0874. Permission was granted to Patrick Byrne for an extension of duration of 05/2160 under 11/624, with the permission to expire on 28th June 2016.

4.2. 16/649 Subject Site

- 4.2.1. Permission granted to Stennock Ltd. for completion of Phases 2 and 3 of the development permitted under 11/624 and 05/2160, consisting of a total of 244 previously approved residential units and a crèche, including 166 no. houses and 78 no. apartments in 7 no. 3/4 storey blocks, 82 no. underdeck parking spaces and access through Morrinstown Wood. This was refused for 2 reasons relating to (1) did not provide road identified in Objective STO 8(c)(i) of the Newbridge LAP 2013-2019; (2) failure to provide pedestrian and cycle links to the train station in contravention of DMURS and (3) provision of apartments contravenes Policy HI6 of the Newbridge LAP:

"It is considered that there is an over concentration of apartments proposed in this development and there are concerns regarding the height and impact of the proposed apartments on the residential amenity of the adjoining proposed dwelling houses. It is considered that the 7 no. three/four storey apartment blocks by reason of its visually obtrusive, dominant and overbearing appearance, would seriously injure the amenities and depreciate the value of property in the vicinity, would be

contrary to the aforementioned Policy HP6 of the Newbridge Local Area Plan 2013-2019 ...”

4.3. 16/1013 Subject Site

- 4.3.1. Permission granted to Stennock Ltd. for retention and completion of 40 no. 2 bed, 3 bed and 4 bed houses, commenced under 11/624 and 05/2160 and part of Phase 2 of that scheme. Permission also granted for the provision for a future access to adjoining site to the northeast and construction of part of 2 no. link streets identified in Objective SRO8:C (i) and (ii) of the Newbridge LAP, provision for future link street and future access to adjoining site to the south west of the application site and all associated site works. The applicant was required by condition to undertake construction works to The Meadows and Morrinstownbiller roundabout junction and approach roads.

4.4. 17/614 Subject Site

- 4.4.1. Permission granted to Stennock Ltd. for 2 no. maximum 38KV electrical pylons, 16.2m in height, to facilitate the undergrounding to overhead ESB wires crossing the site and allow for the development previously approved under planning reference 16/1013.

4.5. 16/1266 Lands to the Immediate East of Subject Site

- 4.5.1. Relating to lands located between the proposed development and the existing apartment development to the east. Permission granted for 24 units in a 4 storey block, including an access road connecting to the subject site, which would complete the link between the subject site and Station Road. Construction has not commenced on the permitted development to date.

4.6. 16/975 PL09.249158 Sexes Road. Roseberry Road Site to South East of Subject Site

- 4.6.1. Relating to a site on the opposite side of Byrne's Cross, to the south east of the subject site. Permission sought by the Appointed Receiver over Specified Assets of Declan Gardiner for 385 no. residential units comprising 337 no. houses and 48 no. apartments and a crèche, to be developed in 4 phases. Kildare County Council issued a further information request, which required the omission of the proposed duplex units, in order to comply with LAP policy HL6. Permission was granted for a

revised scheme submitted as further information including a reduction in the total no. of residential units from 385 to 364 and the removal of all duplex / apartment units and their replacement with houses. The Board granted permission on January 18th 2017 for the development as amended by further information.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities'
- 'Design Manual for Urban Roads and Streets'
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Childcare Facilities Guidelines for Planning Authorities'

5.2. Kildare County Development Plan 2017-2023

5.2.1. Chapter 3 Settlement Strategy. Newbridge is designated as a Large Growth Town at the second tier of the hierarchy, below the county town of Naas.

5.2.2. Chapter 4 Housing. Objectives on housing and urban design. Table 4.2 sets out indicative density standards, including 50 units / ha at public transport corridors and 30-50 units / ha at outer suburban / greenfield sites. Section 4.6 deals with housing mix, noting falling average household size and a rapidly increasing '65 and over' age cohort of the county. Seeks to ensure that new residential development provides a wide variety of housing types that reflect and cater for the diverse housing needs of the county's population.

5.2.3. Chapter 17 development management standards. Section 17.4 relating to residential development. Section 17.4.3 requires a Housing Mix Statement for developments

>50 units within a Large Growth Town. Section 17.4.7 Public Open Space requires 15% of the total site area for greenfield sites. In general a maximum of 10% of the open space provision shall be taken up by SuDS. Table 17.7 car parking standards, require 2 spaces per house and 1.5 spaces per apartment unit + 1 visitor space per 4 apartments. The required cycle parking for apartments is 1 space per unit + 1 visitor space per 2 units.

5.3. Newbridge Local Area Plan 2013-2019

- 5.3.1. The site has the zoning objective 'C: New Residential' with the following zoning objective:

"This zoning provides for new residential development and associated ancillary services ... New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space."

- 5.3.2. Table 10 of the LAP lists sites zoned for new residential development. The subject site is listed as 'C4', with permission for 242 no. units. It is expected that suburban sites will be developed at a density of 30-50 units/ha with densities of 50 units/ ha at strategic locations including public transport corridors and the town centre.

- 5.3.3. LAP Policy HL6 states:

"To restrict apartment developments generally to town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating and attractive and sustainable living environment. Duplex units shall generally not be permitted."

- 5.3.4. Map 2 and Policy SRO 8(c)(i) seeks the construction of a new road at the subject site:

"From the L7036 Morrinstownbiller Road (H) to the R416 Station Road at the entrance junction to the Department of Defence (I), though the lands zoned C4 and C5, utilising the existing section of street already constructed."

6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Completed application form; copy of Irish Water Correspondence; planning report including Stage I AA Screening; site location, site survey and proposed site layout; Part V proposals; schedule of accommodation; house types A1, A1h, A2, A2h, A3, A3h, B1, B1h, C1, C1h, C2, C2h, D1, D1h, D2, D2h, J1, J1h; floor plans, elevations and sections; crèche; apartment blocks plans, elevations and sections; landscape masterplan and landscape details; drainage and watermain layouts and drainage details; Flood Risk Assessment; Traffic Impact Assessment; Tree Survey Report.

6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.3. I have reviewed and considered all of the above-mentioned documents and drawings.

6.3. Planning Authority Submission

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Kildare County Council, submitted a copy of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 12th January 2017.

6.3.2. The planning authority's 'opinion' included the following matters:

- Having regard to the zoning of the subject site and the pattern of development in the vicinity, it is the opinion of the planning authority that the proposed development would be broadly acceptable, subject to appropriate planning conditions addressing the concerns of various service departments, as set out in the submitted technical reports, in the context of the policies and objectives of the Kildare County Development Plan 2017-2023 and the Newbridge LAP.
- KCC Roads, Transportation & Public Safety Department. Require further details in relation to Road Safety Audit Stage 1; reduced width of Morrinstown Avenue Link Street; increased width of roads within scheme (currently 4.8m) to comply with DMURS; traffic calming on Morrinstown Avenue and Morrinstown Close (horizontal deflection or raised tables); footpaths minimum width 2m; roads cross sections; road and footpath construction details; car parking calculations of crèche; swept path analysis for all roads and turning areas; preliminary public lighting design required; details of signage, road priority and markings at junctions; requirements regarding Slow Zones.
- KCC Environment Section. Notes that the location of the subject site as indicated in Fig. 3.2 of the Flood Risk Assessment is inaccurate and, with regard to CFRAMS PRRA mapping, one of the pluvial flooding areas may be within the site boundary. There is also a similar area to the east of the site. Suggests standard conditions.
- KCC Heritage Officer. Recommends an archaeological impact assessment due to the scale of the development, notwithstanding the lack of any RMP at the site. An ecological impact assessment should be prepared and inform the final layout of the scheme. Detailed requirements for same are specified. Development is to comply with Green Infrastructure policies and objectives of the Newbridge LAP, including the retention of hedgerows at the site. Details of biodiversity compensation and tree and hedgerow protection are to be submitted. Site to be surveyed for invasive species. Site is within 1 km of Pollardstown Fen SAC, there is potential for hydro-geological linkages to same. Requirements regarding documentation to be submitted with any application including lighting plan; landscaping plan with consideration to wildlife impacts along the railway line.

- KCC Water Services. There are foul sewer network constraints in the Upper Liffey Valley Regional Sewerage Scheme (ULVRSS) catchment downstream of the development at the railway line crossing and towards and at Tankardsgarden Foul Pump Station. There are substantial residential lands in this area north of Newbridge that will discharge to the ULVRSS. Infrastructural upgrades are required to remove sewer network constraints, which are not currently included in the IW capital infrastructure programme. The delivery of ULVRSS Contract 2A Newbridge Eastern Interceptor Sewer in 2020 may also reduce flows into and at Tankardsgarden FPS. Condition no. 33 of 16/1013 specifies no more than 20 units shall be occupied until ULVRSS is signed and the receiving downstream KCC and IW sewer network has been assessed and deemed adequate to cater for the balance of the development. KCC Water Services are aware of localised water pressure issues in the catchment and are liaising with the developers to install a water pressure booster pump in the mains network to facilitate additional development in the area. The delivery of the required ULVRSS sewer network improvement works and the water pressure booster pump may determine the phasing of the development. Wayleave required to protect the existing 300mm sewer traversing the site, also written permission for sewer connection outside the applicant's landholding. Surface water details to comply with required specifications, including accurate estimation of drainage details for Phase 1 to be submitted. Flood risk issues, as discussed above.
- KCC Housing Section. The proposal submitted to ABP to meet Part V requirements differs to that submitted to KCC, however this was an oversight on the applicant's part. Details of same are submitted for clarity. Costs appear to be reasonable.
- KCC Conservation Officer. Requires submission of an evaluation of Morristownbiller House by an architectural historian using NIAH methodology, to include details of how the historic farmhouse and its setting are to be protected and reused.
- KCC Fire Service. No objection subject to conditions.

6.4. Consultation Meeting

6.4.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 25th January 2018, commencing at 10.00 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.4.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:

1. Density, quantum and standard of residential development, open space provision, public realm. Newbridge LAP Policy HL6, location of crèche, potential impacts associated with the railway line.
2. Roads layout, connection to Station Road, DMURS, traffic impacts.
3. Foul and surface water drainage and flood risk assessment, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme.
4. Potential impacts on Morrinstownbillar House.
5. Potential impacts on Pollardstown Fen SAC
6. Clarification of Part V proposals.
7. Any other matters.

6.4.3. In relation to density, quantum and standard of residential development, open space provision, public realm. Newbridge LAP Policy HL6, location of crèche, potential impacts associated with the railway line, ABP representatives sought further elaboration / discussion on:

- Refusal in relation to HL6 of LAP from previous permission
- Proximity of site to town centre and railway station
- Mechanisms / introduction of apartments to achieve higher density in accordance with guidelines.
- Justification/rationale in relation to high percentage of open space provided
- Possible noise impacts from railway to be addressed in application
- Location and accessibility of crèche including historical reason for proposed location.

6.4.4. In relation to the issues of roads layout, connection to Station Road, DMURS, traffic impacts, ABP representatives sought further elaboration / discussion on:

- Roads objectives on site, connection to Station Road.
- Hierarchy on layout and rationale of roads including DMURS and finishes
- Upgrade of road and connectivity to proposed development
- Crèche parking and issues raised in PA Opinion.
- Widths of road and on-street parking.

6.4.5. In relation to foul and surface water drainage and flood risk assessment, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme, ABP representatives sought further elaboration / discussion on:

- Surface drainage from Phase 1
- Flood area identified by PA
- Areas applicant has control over and areas where PA has taken in charge
- Discrepancies in mapping and Environmental Report in Flood Risk Assessment

6.4.6. In relation to potential impacts on Morristownbiller House, ABP representatives sought further elaboration / discussion on:

- Possible impacts.

6.4.7. In relation to potential impacts on Pollardstown Fen SAC, ABP representatives sought further elaboration / discussion on:

- Possible impacts

6.4.8. In relation to clarification of Part V proposals, ABP representatives sought further elaboration / discussion on:

- Proposals to be discussed and agreed on prior to application.

6.4.9. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-300414-17' which is on file. I have fully considered the responses and comments of the

prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

- 7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.
- 7.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements: residential density; roads layout and parking provision; foul and surface water drainage, details of which are set out in the Recommended Opinion below.
- 7.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Residential Density

1. Further consideration/justification of the documents as they relate to the proposed residential density. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the relevant provisions of the Newbridge Local Area Plan 2013-2019 including Policy HL6 of same and the proximity of the site to Newbridge town centre and Railway Station. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Roads Layout and Parking Provision

2. Further consideration/justification of the documents as they relate to the roads layout and parking provision. This consideration should have regard to, inter alia, to the 'Design Manual for Urban Roads and Streets', in particular the need to

provide a clear hierarchy of streets and the recommendations of DMURS with regard to parking layouts. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Foul and Surface Water Drainage

3. Further consideration/justification of the documents as they relate to the proposed foul and surface water drainage. This consideration should have regard to (i) provision for surface water runoff from Phase I of the development and (ii) phasing and connection to the Upper Liffey Valley Regional Sewerage Scheme. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

8.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Planning report to provide a rationale for the proposed public open space provision, with regard to the relationship between Phases I and 2 of the overall scheme and the need for public open space within the proposed development to serve development permitted under Phase I.
2. A noise report, which addresses the potential noise impact from the adjoining railway line and clearly outlined proposed noise mitigation measures, if so required.
3. Traffic Impact Assessment, to include consideration of the traffic generated by Phase I of the development, traffic impacts as a result of the completion of the distributor road required under Policy SRO 8(c)(i) of the Newbridge Local Area Plan 2013-2019 and the proximity of the site to Newbridge Railway Station.
4. Planning report providing a detailed rationale for the proposed car parking provision with regard to (i) the location of the site adjacent to Newbridge Station

(ii) development plan parking standards and (iii) parking provision for the crèche, to be supplemented by a Transportation Impact Assessment and a Mobility Management Plan.

5. Site Specific Flood Risk Assessment.
 6. Assessment of potential impacts on Morrinstownbiller House, to consider impacts on the shared boundary including tree protection and visual impacts.
 7. AA Screening report, to consider potential impacts on Pollardstown Fen SAC (site code 000639) including hydrogeology.
 8. Part V proposals with regard to relevant national guidance.
- 8.5. Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:
1. Irish Water
 2. Transport Infrastructure Ireland
 3. National Transport Authority
 4. Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation; archaeological and architectural heritage protection)
 5. An Taisce-the National Trust for Ireland (in the interests of nature conservation; archaeological and architectural heritage protection)
 6. Heritage Council (in the interests of nature conservation; archaeological and architectural heritage protection)
 7. Failte Ireland (in the interests of archaeological and architectural heritage protection)
 8. An Comhairle Ealaíonn (in the interests of archaeological and architectural heritage protection)
 9. Relevant Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Sarah Moran Senior Planning
Inspector

14th February 2018