



An  
Bord  
Pleanála

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

## **Inspector's Report on Recommended Opinion ABP-301180-18**

---

### **Strategic Housing Development**

315 no. residential units, childcare facility, junction upgrade works at Athgarven Road / The Hall Road, part completion of planned distributor road and associated works.

### **Location**

Athgarvan Road, Kilbelin, Newbridge, Co. Kildare.

### **Planning Authority**

Kildare County Council

### **Prospective Applicant**

Ardstone Homes Ltd

### **Date of Consultation Meeting**

23<sup>rd</sup> April 2018

### **Date of Site Inspection**

16<sup>th</sup> April 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 on a bend in the River Liffey on the southern side of Newbridge, Co. Kildare, c. 1.2 km southeast of the town centre and c. 1.8 km south east of Newbridge train station. It has a stated area of 18.4 ha, plus a further 1.5 ha in separate ownership, which is to be subject to a future agreement. The site fronts onto the 50 kph zone of the R416 Athgarvan / Kilcullen Road, a 2 lane carriageway with footpaths on either side except for a section with no footpath towards the northern end of the site. There are no cycle facilities on the Athgarvan Road. There is extensive residential development on the opposite (western) side of the road, also Newbridge Cemetery. There is an existing wayleave at the northern end of the site. The site is currently undeveloped agricultural land and falls in an easterly direction away from the public road towards the river. The site boundaries are generally defined by post and wire fencing and mature trees. There is an existing derelict C19 2 storey house (Kilbelin House) at the road frontage at the northern end of the site, with an associated farm complex to the immediate south. There is an existing public car park at the road frontage across the road from Newbridge Cemetery, which is outside the red line site boundary. The Liffeside linear park runs along the riverside to the north of the site, including a pedestrian walkway, which terminates some distance to the north of the site. ESB lines traverse the site.
- 2.2. According to CFRAMS flood mapping, the extent of the predicted 1% AEP Flood Event is shown to encroach along the eastern boundary (5-10m) and northern site boundary (25-30m).

2.3. The site currently has 3 landowners, one of which is Kildare County Council. Letters of consent from all 3 landowners are submitted.

### 3.0 Proposed Strategic Housing Development

3.1. The proposed development involves 315 no. residential units as follows:

UNIT TYPE	NO. OF UNITS	%	GROSS FLOOR SPACE
1 bed apt	12	4 %	720 sq.m.
2 bed house	58	18%	5,104 sq.m.
3 bed house	178	57%	19,239 sq.m.
4 bed house	67	21%	9,547 sq.m.
<b>TOTAL</b>	315	100%	34,610

The development has a stated residential density of c. 35 units/ha, based on a 'net developable area' (excluding the road reservation and buffer zone to the River Liffey) of 8.98 ha. The scheme also includes:

- Demolition of the farm complex and part of the existing house on the site. The retained area of the house is to be extended and converted to a crèche, c. 545 sq.m. with an associated outdoor play area of c. 510 sq.m. with capacity for c. 83 no. children, also surface car park of 26 no. spaces.
- Part V proposals to transfer units on site in a mix of apartments, 2 and 3 bed houses.

3.2. The layout includes a spine route across the northern end of the site, which is to provide part of the Newbridge Southern Inner Relief Road between the R416 and onwards over the River Liffey, as per LAP SRO5(a). The roads layout of the scheme connects to the relief road at 2 separate points. The relief road then connects to an upgraded junction at the R416, across from the existing access to the Liffey Hall development. There is a second vehicular access from the R416 at the southern end of the development and a separate vehicular access from the R416 to the crèche. The layout indicates a footpath and pedestrian connections at the Athgarvan Road

frontage and pedestrian connections to the crèche and the public car park from within the scheme.

3.3. The development has public open space with a stated area of 8.24 ha, expected to be 9.7 ha subject to agreement for inclusion of 1.5 ha in separate ownership, to be laid out as a landscaped public amenity area. Stated as 44% of the total site area. This includes an 80m wide landscaped area along the river, stated area 6.9 ha or c. 37% of the site area, with a 3 m wide pedestrian and cycle route, also a 10m wide riparian buffer to the river bank and a kickabout / event space. Other public open spaces include a play area and a kickabout area adjacent to the creche and smaller 'pocket parks' throughout the scheme. The landscaped buffer zone is to provide a continuation of the existing Liffey Valley Park to the north of the site. There are several proposals for connection with an existing boardwalk in the Liffey Valley Park, i.e.:

- Option 1 continuation of the existing boardwalk southwards over an area of third party lands and into the development site. This would necessitate in-stream works.
- Option 2 pedestrian connection via 2 no. crossings on the Athgarvan Road.
- Option 3 new footpath along the eastern side of this section of the Athgarvan Road with an associated road realignment.

The layout includes a pedestrian underpass at the Southern Relief Road, to continue the pedestrian / cycle path.

3.4. The development is to connect to the existing public foul and surface water sewers. The SSFRA identifies a medium risk of pluvial flooding at the site. It is proposed to divert an existing surface water drain at the north west corner of the site, also to provide a foul pumping station to the existing public foul drain adjacent to the site. Surface water is to be attenuated on site and discharged to the River Liffey at greenfield run off rates (2 l/sec/ha), 20% climate change allowance. The drainage design includes SUDS measures, i.e. permeable paving to driveways, also attenuation tanks and hydrobrakes. Irish Water correspondence on file confirms that there is adequate capacity to cater for the development.

- 3.5. Flooding – no dwellings to be located in Flood Zone A. There are instances of Flood Zone B at several locations within the site. The SSFRA attributes these to ‘a possible minor inconsistency on the CFRAMS mapping’.
- 3.6. The development is to be constructed in 3 phases as follows:
- Phase 1 at the northern end of the site, to include the distributor road, the crèche and 97 units.
  - Phase 2 at the centre of the site, 126 units.
  - Phase 3 at the eastern side of the site, 92 units.
- 3.7. The applicant has indicated that an EIAR is to be submitted with the application.

## 4.0 Planning History

### 4.1. 04/1683

- 4.1.1. Permission granted for a 2 storey medical centre (1,739 sq.m.), associated car parking and development works, new vehicular entrance and road improvements. The permitted development was never carried out and the permission has expired.

## 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’)
  - ‘Design Standards for New Apartments – Guidelines for Planning Authorities’, as updated March 2018.
  - ‘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. Table 3.3 indicates a core strategy allocation of 3,770 new residential units for Newbridge.
- 5.2.2. Chapter 4 Housing. Objectives on housing and urban design. Table 4.2 sets out indicative density standards, including 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. Design and Layout Objective DLO4 seeks to promote the integration and safeguarding of existing green infrastructure, biodiversity and landscape features into new developments.
- 5.2.3. Chapter 6 Movement and Transport. Table 6.1 sets out priority road and bridge projects including the Newbridge Inner Relief Road.
- 5.2.4. Chapter 7 Infrastructure. Section 7.2.2 states that a contract to upgrade the capacity of the Osberstown Wastewater Treatment Plant, commenced in 2014, is to be completed in late 2017.
- 5.2.5. Chapter 14 Landscape, Recreation and Amenity. The site is located in the River Liffey Landscape Character Area which is classed as having 'special sensitivity':
- "Class 4 (special) areas with low capacity to accommodate uses without significant adverse impacts on the appearance or character of the landscape having regard to special sensitivity factors."*
- Table 14.6 views of the River Liffey from bridges including RL9 New bridge (Newbridge) and RL10 Athgarvan Bridge Rosetown / Athgarvan.
- 5.2.6. 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. Section 17.5 childcare to be provided for residential developments at a rate of 20 places / 75 houses. Table 17.7

car parking standards, require 2 spaces per house and 1.5 spaces per apartment unit + 1 visitor space per 4 apartments.

### 5.3. Newbridge Local Area Plan 2013-2019

- 5.3.1. There are 3 no. zoning objectives applying to the development site. Most of the site is zoned 'C15 – new residential' as follows:

*“This zoning provides for new residential development and associated ancillary services.”*

The north western corner of the site containing Kilbelin House has the zoning objective 'B: Existing Residential':

*“To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.”*

Part of the site along the river has the zoning objective 'F: Open Space and Amenity':

*“The aim of this land use zoning objective is to protect recreation, open space and amenity areas, to maintain and improve amenity lands, to preserve private open space and to provide recreational facilities ...”*

- 5.3.2. LAP Table 10 lists sites zoned for new residential development. The subject site is listed as C15, 9.3 ha, with a target of 325 units based on a standard density of 35 units / ha. LAP section 7.2.2 states:

*“A residential density of 30-50 units per hectare will fulfil the potential of the suburban sites ...”*

LAP Table 11 indicates a density parameter of 30-50 units / ha for outer suburban / greenfield sites. LAP Policy HL 5 requires applications > 20 units to demonstrate an appropriate housing mix.

- 5.3.3. There is a Movement Objective across the northern end of the development site. Policy SRO5(a) seeks the construction of a Southern Relief Road from the R445 at Littleconnell to the north east, a new bridge over the River Liffey and then through the development site to a new junction at the R416 Athgarvan Road. Policy SRO6 is to carry out improvement works at identified streets in accordance with DMURS, including the R416 Athgarvan road at the road frontage of the development site.

5.3.4. Newbridge is connected to the Ballymore Eustace water reservoir and existing water supply is adequate to meet the present needs of the town and will be enhanced in the long term with the completion of the River Barrow Abstraction Scheme. Wastewater for Newbridge is treated at Osberstown WWTP, which also serves Naas, Kilcullen, Sallins, Kill and Prosperous and is at capacity.

5.3.5. LAP section 7.11.6 states:

*“No development will be permitted on either bank within 80m of the River Liffey, unless as part of an existing site / development. Development along the river should front onto the river so as to ensure the passive supervision of the proposed linear park.”*

LAP Figure 2 indicates lands where all proposals are to be subject to a site-specific risk assessment, including the development site.

## **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; site location map; details of section 247 consultations with Kildare County Council; site layout plan; details of phasing; site sections; Block types 1, 2, 3, 4, 5, 6, 7, 8, 9 plans, elevations and sections; house types B, C, D plans, elevations and sections; crèche plan, elevations and sections; schedule of accommodation; roads and site services layouts; preliminary assessment of environmental impacts; architectural design statement; landscape design statement; DMURS design statement; infrastructure design report; site specific flood risk



assessment; traffic and transport assessment; Part V details; copy of Irish Water correspondence.

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 their opinion in relation to the proposal. These were received by An Bord Pleanála on 11<sup>th</sup> April 2018. The planning authority's 'opinion' included the following matters.

- The proposed roads to serve the development are located on lands zoned as 'open space', which is generally not acceptable to the PA. The development is otherwise considered to be in accordance with the LAP land use zonings and the 80m buffer to the River Liffey and with development plan policy on density, open space and housing targets.
- Poor quality of design and finishes and a lack of variety in the design of houses. Visual impacts of proposed boundary.
- Concerns regarding the layout of 10 no. units (nos. 88-97) at the northern end of the site backing onto the Southern Relief Road, these should be redesigned. Overuse of speed ramps. A more central open space should be provided within the scheme. The private open space provision for the 1 bedroom maisonette units falls short of the 48 sq.m. required in development plan standards. Concern regarding a significant number of 'Type E' dwellings which would impact on the visual and residential amenity of the property which they back on to, also

regarding proposed boundary treatment of 'Type E'. Improvements to side elevations of 'Type C' houses where visible from the public road.

- A 3m wide shared pedestrian and cycle route to the north and north east of the site is currently not in the applicant's ownership. All development works should take place within the applicant's site and the route should be within the applicant's landholding if full consent for the carrying out of these works on the third party lands is not agreed. The PA has a preference for Option 1: Boardwalk connection at this location.
- Housing mix. Lack of suitable accommodation for older people or those of impaired mobility. Applicant should submit a Statement of Housing Mix with the application, which should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area.
- No concerns stated regarding the crèche.
- No provision of recycling facilities on the site.
- No AA screening report submitted. Pollardstown Fen SAC is c. 2.6 km north west of the site and Mouds Bog SAC is c. 14.5 km south east of the site. AA screening is recommended.
- Water Services Dept. Foul network constraints. There are foul network constraints downstream of the development at the Gables and Tankardstown pumping station. Irish Water pre-connection feedback states that upgrade works are required to increase the capacity of the IW network as part of the Upper Liffey Valley Sewerage Scheme. IW currently has 2 projects (ULV Phase 2A and 2B) on its current investment plan, which will provide the necessary upgrade and capacity. These are scheduled to be completed by 2020/2021, this may be subject to change. The development will be assessed in the context of other developments also proposing to connect to the ULV catchment. An IW Statement of Design Acceptance must be submitted with any planning application. Several concerns regarding the proposal to discharge effluent via a foul pump station in the eastern portion of the site. the proposed foul rising mains are located in footpaths, should be located in roadways.

- Water Services Dept. Flood Risk Issues Future drainage of the Southern Relief Road should be factored into proposed drainage design. The effect of flood levels in the River Liffey on the operation of the surface water drainage system should be addressed. Justification test required for dwellings and creche. The SSFRA indicates that the developable area is located in Flood Zone A. Flood Zone B is indicated at isolated locations within the site on developable lands, the SSFRA states that this results from minor inconsistency on the CFRAMS mapping and such events would be accommodated within proposed overland flow routes, further investigation is required. Greater details required of proposed retaining structure to avoid any changes to the existing contours within the CFRAMS zone, in particular the visual impact.
- Road and Transportation Dept Requires further details regarding SRO5(a); redesign to provide a signalised 4 arm junction with the R416 including VRU crossing facilities; Road Safety Audit Stage 1; safe connectivity with the existing footpaths on the R416 for VRUs; concerns about overuse of speed ramps; visitor car parking required at 10% of the total requirement.
- Housing Section Part V proposal is generally acceptable; costs to be agreed prior to lodging the planning application; specific modifications to the maisonette units; Part V houses to be pepper-potted throughout the scheme.
- Heritage Officer Requirements for an Ecological Impact Assessment, bat survey for Kilbelin House, detailed measures to avoid contamination of the river during construction; biodiversity compensatory habitat; arboricultural method statement and tree protection plan; invasive species survey; minimum setback of 20m to ensure undisturbed riparian edge (proposed 10 m is inadequate); setback of 100m to provide a linear park; archaeological impact assessment should be prepared.
- Architectural Conservation Officer Development will negatively impact on Kilbelin House and its curtilage, attendant grounds and setting; submission of a building and historic designed landscape evaluation; evaluation of built heritage structure and impacts assessment.

- Parks Dept Details of the pedestrian link to the existing boardwalk; extent of tree removal for boardwalk extension; alternative safety surface to playground; hedgerows and construction details of proposed retaining structure along the river frontage; tree protection measures; requirement for additional street trees.
- Kildare County 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 23<sup>rd</sup> April 2018. 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. Roads layout, LAP SRO 5(a), connection to R416 Athgarvan Road, DMURS, traffic impacts.
  2. Surface water drainage and flood risk assessment.
  3. Foul drainage, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme, related phasing of development.
  4. Housing mix, density and Part V provision.
  5. Design of residential accommodation; residential layout including open space provision, public realm, development along River Liffey; impacts on existing trees; connection to the existing pedestrian walkway to the north of the site; visual impacts on the River Liffey Landscape Character Area; historic landscape evaluation.
  6. Appropriate Assessment.
  7. Any other matters.
- 6.4.3. In relation to Roads layout, LAP SRO 5(a), connection to R416 Athgarvan Road, DMURS, traffic impacts, ABP representatives sought further elaboration / discussion on:
- Stage of development of SRO 5(a) in the vicinity of the site.

- Possible treatment of the development site in the event that the remainder of SRO 5(a) is not developed, also treatment in the intervening period.
- Possible inclusion of the bridge and remainder of SRO 5(a) in the EIAR of the proposed development.
- Impacts of the road development on the subject scheme, i.e. layout, landscaping, noise, visual.
- Connection of SRO 5(a) to the R416 Athgarvan road, signalised junction and pedestrian facilities.
- DMURS and roads layout within the scheme, cul-de-sacs and speed ramps.
- Pedestrian connection to the north of the site.

6.4.4. In relation to the issues of surface water drainage and flood risk assessment, ABP representatives sought further elaboration / discussion on:

- SSFRA, Flood Zones A and B present at the development site. Possible need for a Justification Test. CFRAMS future climate change scenario to be considered.
- Retaining wall and other works at the river.
- Impacts of flood mitigation measures on the River Liffey, outfall location to be agreed.
- Drainage design to provide for any additional drainage requirements associated with the future development of SRO 5(a).
- Diversion of existing surface drain at the development site, to be agreed with KCC.

6.4.5. In relation to foul drainage, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme, related phasing of development, ABP representatives sought further elaboration / discussion on:

- Local foul network constraints. Possible availability of some additional capacity in the Eastern Interceptor, upgrade of pumping station. Requirement for any additional consents to upgrade foul drainage infrastructure.
- Applicant to discuss phasing with IW prior to lodging any application.

6.4.6. In relation to housing mix, density and Part V provision, ABP representatives sought further elaboration / discussion on:

- Housing mix with regard to national policy as per the Apartment Guidelines.  
Concern about low densities outside the GDA.

6.4.7. In relation to design of residential accommodation, etc., ABP representatives sought further elaboration / discussion on:

- Part V proposal.
- Tree impact assessment.
- Visual impacts, etc. to be considered as part of EIAR.
- Materiality of house designs.

6.4.8. In relation to Appropriate Assessment, ABP representatives sought further elaboration / discussion on:

- Potential impact on Pollardstown Fen SAC.

6.4.9. In relation to any other matters, ABP representatives sought further elaboration / discussion on:

- Phasing of development.

6.4.10. 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-301180-18' 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.

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: Roads layout and LAP objective SRO 5(a); surface water drainage and flood risk; wastewater treatment; residential density and housing mix, details of which are set out in the Recommended Opinion below.

7.3. 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.

7.4. 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:

Roads Layout and LAP Objective SRO 5(a)

1. Further consideration/justification of the documents as they relate to the roads layout and LAP objective SRO 5(a), to include (i) indicative layout for the interaction between the proposed roads layout and the new bridge over the River Liffey; (ii) details of related ground levels, embankments, pedestrian connections, landscaping, etc. (iii) proposals for the treatment of the relevant area of the site in any intervening period prior to the construction of the River Liffey bridge and in the event that the development of SRO 5(a) does not take place; (iv) details of proposed signalised 4 arm junction where SRO 5(a) meets the R416 including VRU crossing facilities and (v) visitor car parking provision. This consideration should have regard to, inter alia, 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.

Surface Water Drainage and Flood Risk

2. Further consideration of the documents as they relate to drainage and flood risk including SUDS measures and site specific flood risk, to include a Justification Test if necessary and consideration of (i) the CFRAMS future climate change scenario and (ii) potential impacts of flood mitigation measures on the River



Liffey. Future drainage of the Southern Relief Road should be factored into proposed drainage design. This consideration and justification should have regard to the Kildare County Development Plan 2017-2023, the Newbridge Local Area Plan 2013-2019, and the 'The Planning System and the Flood Risk Management Guidelines for Planning Authorities' (2009). The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

### Wastewater Treatment

3. Further consideration/justification of the documents as they relate to the proposed wastewater treatment. This consideration should have regard to phasing and connection to the Upper Liffey Valley Regional Sewerage Scheme. Clarity is to be provided concerning the delivery of wastewater infrastructure required to serve the proposed development, including works to the Upper Liffey Valley Regional Sewerage Scheme. The documents should provide details of necessary upgrade works to the Scheme to include, inter alia: what works exactly are required; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development. The prospective applicant is advised that any application for development prior to obtaining of consents for the wastewater infrastructure may be considered premature. 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.

### Residential Density and Housing Mix

4. Further consideration/justification of the documents as they relate to the proposed residential density and housing mix. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the settlement strategy of the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan 2013-2019. 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. Full details of proposed pedestrian connection to the Liffey Valley Park to the north of the site, to include consent from relevant landowners where necessary.
  2. AA Screening report, to consider potential impacts on Pollardstown Fen SAC (site code 000639).
  3. Arboricultural assessment and tree protection plan to specifically address impacts on the existing mature trees at the northern end of the site, including those adjacent to any pedestrian connection to the Liffey Valley Park and those in the grounds of Kilbelin House.
- 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. The 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. Inland Fisheries Ireland
10. 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

9<sup>th</sup> May 2018