



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-302130-18**

Strategic Housing Development

122 no. dwellings, public open space, 255 no. car parking spaces, extension of the permitted and under construction roadway (15/848 PL09.246859) for the creation of pedestrian and vehicular access from the Kilcullen Road (R448) and all associated site works.

Location

Kilcullen Road, Naas, Co. Kildare.

Planning Authority

Kildare County Council

Prospective Applicant

Ardstone Homes Ltd

Date of Consultation Meeting

29th August 2018

Date of Site Inspection

2nd August 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 1.4 km southwest of Naas town centre in Co. Kildare, c. 580 m south of the Naas Inner Relief Road and c. 5.6 km south of Sallins & Naas Station (15 minutes drive and connected by bus no. 846). It is connected from the R448 Kilcullen Road via an access road to the east that is currently under construction. The Kilcullen Road has recently been upgraded and widened with provision for new cycle and pedestrian lanes and signalised pedestrian crossing. The site directly adjoins the existing residential areas of Broadfield View and Esmondale to the north and Kilashee View to the east. There is agricultural land to the immediate west and south. The Pipers Hill educational campus is located c. 0.5 km the southeast of the site, on the opposite side of the Kilcullen Road. It consists of Pipers Hill College, Gaelscoil Nás Na Ríogh, St David's National School and the Educational and Training Boards of Ireland (ETBI). The Pipers Hill residential development, adjoining the educational campus, is currently under construction. The site is currently in agricultural use and has a stated area of 3.59 ha. Overhead power lines cross the site.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development involves 122 no. residential units as follows:

UNIT TYPE	NO. OF UNITS	%	GROSS FLOOR SPACE M ²
1 bed apt	8	7%	416 sq.m.
2 bed apt	16		
2 bed house	44		
	Total 2 bed units: 60	49%	4,934.8 sq.m.
3 bed house	32	26%	3,562.7 sq.m.
4 bed house	22	18%	2,963 sq.m.
TOTAL	122		11,876.5 sq.m.

The development has a stated residential density of 34 units/ha, plot ratio of 0.33 and site coverage of 19%. The majority of dwellings are 2 storey houses with a 3 storey apartment block (approx. 10.25m in height) in the northwestern part of the site.

3.2. The scheme also includes:

- Public open space with a stated area of 5,436 sq.m., c. 15% of the development site.
- 232 no. residential car parking spaces comprising 196 no. in curtilage spaces in front of each house and 36 no. surface car parking spaces for the apartment block. Also 23 no. visitor car parking spaces.
- Extension of the roadway permitted under 15/848 PL09.246859, to provide vehicular, pedestrian and cycle access to the R448 Kilcullen Road. The proposed layout includes 3 no. future potential pedestrian and vehicular connections to lands to the west of the site.
- Part V proposals comprising the transfer of 12 no. built units on site to the Planning Authority.
- Surface water drainage system with the outfall pipe to be routed across adjacent lands to discharge to the Upper Bluebell Stream, c. 380m to the west of the site, subject to a wayleave agreement. There is an attenuation tank under the main

public open space. Also SUDS measures and the landscaping layout includes a swale at the proposed access road.

- Proposed foul water network to discharge by gravity to a pumping station next to the northwest corner of the site, outside the development site boundary. The rising main from the pumping station will be directed through the site, along the permitted and under construction access road to discharge to the existing Irish Water sewer in the R448 Kilcullen Road to the east. This involves the construction of c. 120m of foul pipework.
- New connection to the existing water main at the R448 Kilcullen Road. A spur from the R448 is to be constructed as part of the permitted road development.
- Existing ESB lines across the site to be diverted or put underground.

3.3. The submission includes a social infrastructure assessment, which concludes that Naas and the adjoining Pipers Hill neighbourhood provide adequate community and social infrastructure, including childcare facilities, to cater for the population of the development.

4.0 Planning History

4.1. **PL09.246859 15/848 Access Road to Development Site**

4.1.1. Permission granted for the construction of a new entrance, roadway and all ancillary works to access land zoned residential at Bluebell, Naas, Co. Kildare.

4.2. **Reg. Ref. 05/500021 Parent Permission for Adjacent Pipers Hill Campus**

4.2.1. On the 3rd April 2007, Naas Town Council granted permission for development consisting of c. 26m of access road to an educational campus submitted in a concurrent application (KCC ref. 025/437); 271 no. dwellings of 5 house types; 8 no. dwellings on the administrative boundary of the Town Council and Kildare County Council; 18 no. apartments; 5 no. retail units and a single storey crèche on a site area of 14.9 ha; as part of an overall integrated tourism, recreational, educational, commercial and residential development on 130 ha at Pipers Hill.

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'
- Draft 'Urban Development and Building Heights – Guidelines for Planning Authorities', 2018.

5.2. Kildare County Development Plan 2017-2023

5.2.1. Section 1.1 of the Kildare County Development Plan 2017-2023 states:

“Following the implementation of the Local Government Reform Act 2014, this development plan incorporates the areas formerly within the administrative areas of Naas Town Council and Athy Town Council. The County Development Plan will replace the Naas and Athy Town Development Plans when adopted and Local Area Plans will be prepared for Naas and Athy.”

Section 1.4.3 (iii) states:

“This Plan will replace the Naas Town Development Plan 2011 – 2017 and the Athy Town Development Plan 2012 – 2018 when adopted. Kildare County Council will prepare Local Area Plans for Naas and Athy to provide more detailed planning policies for these areas.”

Volume 2 of the development plan comprises 'Small Towns and Environs Plans' and 'Village Plans and Rural Settlements', including land use zonings for the relevant settlements. However, it does not include any land use zonings for Naas.

- 5.2.2. Chapter 2 Core Strategy. Naas is designated as a Large Growth Town I in the Hinterland Area. It is at the top of the settlement hierarchy as the county town. Chapter 3 Settlement Strategy, table 3.3 indicates a core strategy allocation of 4,842 no. new residential units for Naas over the period 2016-2023.
- 5.2.3. Chapter 4 Housing. Table 4.2 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.
- 5.2.4. Chapter 6 Movement and Transport. Table 6.1 sets out priority road and bridge projects including Naas Inner Relief Road, R410 to R445.
- 5.2.5. 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.
- 5.2.6. Chapter 14 Landscape, Recreation and Amenity. Naas is located in the Northern Lowlands landscape character area, 'Class 1 Low Sensitivity'.
- 5.2.7. Chapter 15 Urban Design. Table 15.1 includes the following guidance in respect of greenfield developments on the edge of settlements:
- Development shall be of low intensity, providing a transition to the countryside.
 - It shall generally be block structure and comprise a mix of house types.
Apartments will not normally be permitted.
- 5.2.8. 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, a general 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 17.9 car parking standards, require 2 spaces per house and 1.5 spaces per apartment unit + 1 visitor space per 4 apartments. Table 17.10 sets out the cycle parking standards and requires the provision of 1 space per unit + 1 visitor space per 2 units for apartment developments.

5.3. Naas Town Development Plan 2011-2017

5.3.1. The Naas TDP has now expired. The draft plan is currently being prepared and is not yet available for consideration. See relevant sections of the Kildare County Development Plan 2017-2023 as quoted above.

5.3.2. The majority of the site is zoned 'Objective C, New Residential' under the TDP:
'To provide new residential development and other services incidental to residential development'.

The proposed dwellings are to be located in this part of the site. Approx. 0.076 ha of the site to the northwest of the residential development is zoned 'Objective I, Agricultural', *'to retain and protect agricultural uses'*. This area contains an underground pumping station and attenuation for the proposed development. LAP Map 14.1 identifies the development site as 'C7' and table 14.4 indicates a residentially zoned land area of 4 ha at this location.

5.3.3. Section 4.7 states in relation to apartment development:

"Within Naas, the provision of apartment schemes may be considered at appropriate locations and where a significant demand for smaller units of accommodation is evident. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. They may also be appropriate close to public transport nodes or as a limited proportion of a general residential scheme."

Policy HP14 applies:

"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."

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; planning report including statement of consistency and Part V proposals; draft environmental report; architectural drawings including site location plan, site layout and Part V layout; schedule of accommodation and residential standards; infrastructure design report; site services drawings; traffic and transport assessment report; site specific flood risk assessment; DMURS design statement; Irish Water Confirmation of Feasibility letter; landscaping masterplan, landscape architects design report and associated drawings; AA Stage 1 screening report; archaeological assessment report; arboricultural impact report and assessment, tree protection strategy and associated drawings.

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 16th August 2018. The planning authority's 'opinion' included the following matters.

- The planning authority recommends that an AA screening report is included with the SHD application.
- The development is generally acceptable in principle at the subject site. The site adjoins lands zoned for agricultural and residential development and is considered to be relatively peripheral in the context of Naas being approx. 1.4 km from the town centre.
- Density. The proposed net density is 35 units/ha and the gross density is 33.9 units / ha with regard to the site area and the no. of residential units. The documentation states that the gross density is 35 units/ha and drawing no. P-S-R-001 indicates that the net density equates to 29.4 units/ha. This density falls within the general parameters for outer suburban lands and is considered appropriate in terms of efficient land use. However, the site has a peripheral and transitional location. Development plan table 15.1 sets out specific guidance for greenfield edge development, which is to be of low intensity providing a transition to the countryside. It is not considered that this transition has been appropriately achieved in the current proposal.
- Plot Ratio. Development plan table 17.1 requires a plot ratio of 0.35-0.5. for sites in close proximity to public transport and 0.25-0.35 for sites remote from public transport. The proposed plot ratio of 0.33 is considered appropriate given the lack of public transport serving the site.
- Open Space. The public open space provision complies with development plan quantitative standards. The private open space provision generally complies with minimum requirements, however the length of the rear gardens is considered inadequate at houses nos. 87-98. A detailed landscaping plan is required. Lack of information in relation to biodiversity.
- Housing mix. Lack of single storey units. Lack of 1 bed units other than in the apartment block. Over provision of terraced units. Lack of suitable housing provision for older people or those with impaired mobility. An improved housing mix is required. A more detailed Statement of Housing Mix should be provided, to

demonstrate a need for accommodation based on local demand and the demographic profile of the area.

- Part V. The Housing Section seeks the provision of 1 bed units in the development. Stated preference for 4 no. one beds, 4 no. 2 beds and 4 no. 3 bed units. Concerns regarding the design of the shared rear access to the B2/B3 house types due to potential for antisocial behaviour. End of terrace units with individual side gate access to the rear garden are preferable. Also concerns regarding the lack of windows in the side elevations of the end of terrace B2 units. Preference that Part V units are 'pepper potted' throughout the scheme to a greater extent. Revised Part V proposals are required.
- Design / Layout. Concerns regarding the scale, mass and positioning of the 3 storey apartment block, which is considered inappropriate at this transitional location at the edge of Naas and does not respond well to the site context. Lack of a hierarchy of public open spaces. Spaces A-C lack overlooking and should not be included in the 15% open space provision to comply with development plan standards. Houses nos. 35 and 49 do not adequately address the public space, also concern regarding the length of the wall adjoining the open space. Several houses at corner sites are forward of the building line, e.g. nos. 67 and 68. The site layout indicates 'future connections' to unzoned lands. It is unclear how the proposed connections to Broadfield View to the north east are to be achieved. Pedestrian and cycle connections are generally satisfactory.
- Visual Impact. Detailed consideration of visual impacts required, i.e. photomontages, 3D modelling.
- Parking. Full breakdown of compliance with development plan minimum requirements should be submitted.
- Drainage and water supply. Water Services. Concerns about the position of the pumping station outside the site boundary in close proximity to existing dwellings in Broadfield View and proposed dwellings and associated odours. The attenuation area is close to the pumping station and may impinge on its workings. The pumping station perimeter may be outside the site boundary but should be > 50m from the boundaries of existing / proposed dwellings but it is noted that Irish Water require a minimum of 15m. Preference for a connection by gravity to the

foul system at Rathasker view, this should be explored to determine feasibility with regard to capacity. The drainage design submitted with the application should prove that a pumping station is required and that the applicant is not in a position to drain the foul sewerage from the site by gravity. The applicant should provide an assessment of the sewer outfall in order to demonstrate that such can cater for the development. The attenuation area should be in one location rather than 2 locations as proposed. A legal agreement is required regarding the surface water outfall through land outside the site boundary.

6.4. Irish Water Submission

6.4.1. The following points are noted:

- The Irish Water wastewater network must be extended to accommodate this development. No third party or statutory consents are required for this work other than a road opening licence from the local authority.
- Irish Water confirms that, subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to Irish Water networks can be facilitated.

6.5. Department of Culture, Heritage and the Gaeltacht Submission

6.5.1. The following points are noted:

- The Dept. has already received an application for a licence to carry out test excavations across the site, accompanied by a letter clarifying that a geophysical survey could not be carried out on site due to the presence of a tall cereal crop.
- The proposal to carry out test excavations across the entire development site, rather than targeted testing followed by a geophysical survey is acceptable to the Department.
- An excavation licence has been granted and excavations are to take place between the 16th and 20th of August.

6.6. Consultation Meeting

6.6.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 29th August 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.

6.6.2. 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. Status of Naas LAP
2. Residential density in the context of national and local planning policy.
3. Design of residential accommodation. Residential layout including open space provision, public realm. Visual impacts.
4. Housing mix and Part V.
5. Childcare provision.
6. Drainage and Water Supply.
7. Appropriate Assessment.
8. Any other matters.

6.6.3. In relation to the status of Naas LAP, ABP representatives sought further elaboration / discussion on:

- Naas Town Plan 2011-2017 expired last year, clarification sought regarding the status of the current draft LAP and the zoning of the development site.

6.6.4. In relation to residential density in the context of national and local planning policy, ABP representatives sought further elaboration / discussion on:

- Density is stated as 34 units per hectare, clarify discrepancies in the submitted documentation.
- LAP policy re. outer suburban sites – apartments not generally permitted.
- National policy guidelines suggest 35-50 units / ha in outer suburban sites.
- Refer to guidance provided in the draft Urban Development and Building Heights Guidelines for Planning Authorities in relation to suburban / edge locations, specifically SPPR 4.

- 6.6.5. In relation to the design of residential accommodation; residential layout including open space provision; public realm; visual impacts, ABP representatives sought further elaboration / discussion on:
- Design and layout of the proposed development.
 - Connectivity / permeability with adjoining lands, a pedestrian connection with Broadfield View would be desirable.
 - Permitted road to link site with Kilcullen Road.
- 6.6.6. In relation to housing mix and Part V, ABP representatives sought further elaboration / discussion on:
- 12 no. Part V units proposed.
- 6.6.7. In relation to childcare provision, ABP representatives sought further elaboration / discussion on:
- Need for a clear rationale for the lack of childcare provision within the proposed development, with regard to the capacity of available childcare services in the area.
- 6.6.8. In relation to drainage and water supply, ABP representatives sought further elaboration / discussion on:
- Proposed pumping station located outside of site boundary.
 - Proximity of pumping station to existing residences.
- 6.6.9. In relation to Appropriate Assessment, ABP representatives sought further elaboration / discussion on:
- AA Screening Report submitted with pre-application consultation request screens Natura 2000 sites within a 10km radius, NPWS guidelines refer to 15km radius. Provide detailed rationale if not screening within 15km radius of the proposed development site.

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

- Archaeological report submitted with pre-application consultation request recommends that a programme of geophysical survey and targeted archaeological testing be carried out as a mitigation measure.

6.6.11. 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-302130-18' 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: the status of the Naas LAP; residential density and the design and layout of the residential development, 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:

The Status of the Naas Local Area Plan and the Zoning of the Development Site

1. Further consideration of the documents as they relate to the land use zoning objective pertaining to the site. The prospective applicant should satisfy himself/herself that the subject site is zoned for residential use and thus meets the requirements of section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Should an application be made to An Bord Pleanála pursuant to section 4 of the said 2016 Act, the application documentation should seek to demonstrate to An Bord Pleanála that the site is zoned for residential use or for a mixture of residential and other uses

Residential Density

2. 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 draft 'Urban Development and Building Heights Guidelines for Planning Authorities', the settlement strategy of the Kildare County Development Plan 2017-2023 and the Naas Local Area Plan (with regard to item 1 above). 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.

Design and Layout of Residential Development

3. Further consideration/justification of the documents as they relate to the design and layout of residential development, in particular connections to adjoining lands. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design 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. Detailed statement of housing mix.
2. Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
3. Detailed landscaping proposals.
4. Cross sections to indicate proposed ground levels, roads, public open spaces and building heights.
5. Visual Impact Assessment with photomontages and 3D modelling, to include consideration of impacts on distant views of the development from areas to the west of the development site.
6. Drainage details to include (i) details of the design, operation and maintenance of the proposed pumping station with regard to potential impacts on residential amenities due to noise and odours; (ii) assessment of the foul sewer outfall to demonstrate that it can cater for the proposed development; (iii) legal agreement regarding the surface water outfall through land outside the site boundary.
7. Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the Department of Culture, Heritage and the Gaeltacht which is attached.
8. AA screening report.

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. Fáilte 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

18th September 2018

