

An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-302334-18

Strategic Housing Development

Residential development of 131 dwellings, 1 vehicular link at Kill Hill Lane, 2 vehicular connections to the Avenue, Earl's Court and a further pedestrian link at No. 16 The Green, Earls Court, provision of new Heritage Trail and all associated and ancillary site development works.

Location

Kill Hill & Earls Court, Kill, Co. Kildare.

Planning Authority

Kildare County Council

Prospective Applicant

McCourt Investments Ltd.

Date of Consultation Meeting

25 September 2018

Date of Site Inspection

17 September 2018

Inspector

Una Crosse

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.
- 1.2. It should be noted that this site has been subject of a previous SHD application. TC0016 refers to the previous pre-application consultation process. An application for permission was made on foot of same under ABP-300558-18 which was refused permission on 27 March 2018 the details of which are outlined in Section 4 below.

2.0 Site Location and Description

- 2.1. As stated in the Inspectors Report ABP-300558-18, the subject site is located on the eastern side of Kill Village in County Kildare. To the west, the site is bounded by the existing Earl's Court residential development which comprises a mixture of terraced, semi-detached and detached two storey dwellings. To the North West, the site adjoins a recently completed primary school development. To the north, the site fronts onto Kill Lane which is currently unsurfaced.
- 2.2. The site slopes down generally from east to west and the highest part of the site is located in the south east corner. To the east, the site adjoins rising ground in the vicinity of Kill Hill and this area bears the characteristics of a large archaeological monument. The field boundary along the eastern margins of the site is characterised by a distinctive ditch and bank with mature hedgerow.
- 2.3. Overhead 110Kv power lines cross the site running from east to west. Site boundaries particularly along the eastern and southern boundaries of the site are characterised by mature hedgerows and there are a significant number of mature

trees located within and bounding the site. The site also includes a former construction compound, and contains steel transport containers, scaffolding material and portacabins. The stated area of the site is 6.3 ha.

3.0 Proposed Strategic Housing Development

The proposed development is the construction of 131 dwellings, as follows:

Unit Type	No. of Beds	Height	No. of Units	%
1-bed Maisonette in building over 2 floors	1	2	4	3
2- bed terrace	2	2	15	11.5
3-bed house – Terrace, Semi-detached and Detached	3	1.5 & 2	93	71
4-bed house – detached dormer & two-storey & semi-detached	4	1.5 & 2	19	14.5

Vehicular access to the proposed site is via one link from Kill Hill Lane and two vehicular connections to the Avenue, Earls Court with a further pedestrian link at No. 16 The Green, Earl's Court. It is proposed to provide part of a wider 2/2.5km heritage trail within the site. Net residential density is stated as 30 dwellings per Hectare based on a net site area of 4.3 hectares with overall site area 6.3 hectares.

4.0 Planning History

4.1. Subject site

ABP-300558-18 – Permission refused by the Board for the development of 130 no. dwelling houses, 1 no. vehicle connection and upgrade works to Kill Hill Lane, 2 no. vehicular connections to The Avenue, Earl's Court, pedestrian link adjacent to No. 16 The Green, Earl's Court and all associated and ancillary site development works.

The reasons for refusal were as follows:

1. Having regard to the existing deficiency in the provision of adequate sewerage infrastructure serving the subject site, it is considered that the proposed development would be premature pending the carrying out and completion of Contract 2B of the Upper Liffey Valley Sewerage Scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed density of development, at a net density of 26 number units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in land usage given the proximity of the site to the built-up area of Kill village and in close proximity to educational facilities and to the established social and community services in the immediate vicinity. In addition, the proposed development does not have an adequate mix of dwelling types, being predominantly semi-detached and detached housing. It is considered that the low density proposed would be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), issued to planning authorities under section 28 of the Planning and Development Act, which indicate that net densities less than 30 number dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.
3. It is considered that, having regard to the correspondence and the accompanying map dated 1st day of February 2018, received by An Bord Pleanála from the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht, regarding the re-classification of Recorded Monument KD020-001-003 from enclosure / ring-barrow / tumulus to hillfort and the resultant expanded buffer that corresponds with the area of archaeological potential around the hillfort and the archaeological complex to the south comprising sites and monument numbers KD019-010, KD019-056, KD019-057 and KD019-008004 protected by Preservation Order number 3 of 2007 published by the National Monuments Service, the proposed development would be likely to injure or interfere with a historic monument which stands registered in the Register of Historic Monuments under Section 5 of the National Monuments Acts, or which is situated in an archaeological area so

registered. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also stated that in deciding not to accept the Inspector's recommendation to grant permission for part of the proposed development and to refuse permission for the remainder, the Board considered that to permit houses numbers 1 to 32 (as recommended by the Inspector) would not allow for a comprehensive re-design of the overall lands that would be available for development following from the archaeological constraints outlined in the submission by the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht, which comprehensive re-design the Board considers is necessary having regard to the need to provide for an increased residential density (in accordance with national policy), particularly in that part of the site not immediately adjacent to the existing Earl's Court housing development, and the need to provide for pedestrian and cycle, but not vehicular, access from the lands through the adjoining Earl's Court Housing Scheme, in the interests of pedestrian and traffic safety.

Ref. 06/1091 - Permission for 124 houses. September 2007. Permission extended under PA ref 12/86, until 19/09/2017.

5.0 National and Local Planning Policy

5.1. National Policy

5.1.1. Project Ireland 2040 - National Planning Framework

The recently published National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in

vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. Section 28 Ministerial Guidelines

5.2.1. The following is a list of section 28 Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') (2009)
- 'Design Manual for Urban Roads and Streets' (2013)
- 'Childcare Facilities – Guidelines for Planning Authorities' (2001)

Other relevant national guidelines include:

Framework and Principles for the Protection of the Archaeological Heritage
Department of Arts, Heritage, Gaeltacht and the Islands

5.3. Local Planning Policy

The **Kildare County Development Plan 2017-2023** is the operative plan for the area.

- The site is within the area of the Kill Small Town Plan which is included within the Development Plan. The majority of the site is zoned 'Objective C, New Residential' under the provisions of this plan. A small portion that provides pedestrian and private driveway access from The Green is zoned 'Objective B, Existing Residential/Infill'. There are no specific local objectives for the site identified on the zoning or objective maps included with the Kill plan.
- Map ref V2-1.5B also includes Objectives for Kill and details listed monuments at Kill Hill, KD020-001 and KD020-002.
- Section 12.8 Archaeological Heritage identifies policies and objectives as they relate to archaeological heritage and protection.
- Table 12.5 outlines National Monuments which are subject to Preservation Order in County Kildare, and includes an Archaeological Complex at Kill Hill, comprising the following listed monuments: KD019-010, KD019-056, KD019-057 and KD019-008004, these are mapped and located to the south of subject site. A

Zone of Archaeological Potential also extends around these sites and others towards the centre of Kill Village.

- Paragraph 1.5.7 of the Kill Small Town Plan sets out the principles governing the future development of the town. These include consolidating development within the town centre followed by the sequential development of land / sites in a logical progression from the town centre to the edge of the development boundary.
- Paragraph 1.5.8.1 notes that the settlement strategy for County Kildare allocates a housing target for Kill of 422 units between 2011 and 2023. Residential development is identified as being accommodated on four sites, one of which is the site the subject of this application. It is considered that having regard to the recommended 50% over zoning and to the extant permissions for residential development that the level of zoned lands is consistent with the Core Strategy.
- Paragraph 1.5.8.5 of the Plan for Kill relates to water and wastewater and notes that future development may be impacted by limitations on the existing sewerage system and specifically the connection to the Osberstown WWTP.
- Paragraph 1.5.8.8 relates to archaeology and notes the significant archaeological heritage in Kill. A zone of archaeological heritage has been identified and the subject site lies outside of this area. There are a number of other identified sites in close proximity to the site of the proposed development.
- Chapter 17 of the plan sets out the relevant development management standards, there are guidelines in relation to housing, public open space and transport.

6.0 Prospective Applicant's Case

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, a Completed Application Form, Cover Letter, letter of consent from Kildare County Council, Statement of Consistency, Design Statement, Schedule of Documentation, Description of Development, Schedule of Areas, Childcare Assessment, Michael McHugh Letter of

Consent, Part V compliance report and cost breakdown, Irish Water Statement of Feasibility, Letters to and from DCHG, Pre-application consultation notes, schedule of consultations, Engineering Planning Report, Traffic and Transportation Statement, Transportation Assessment Report, Kill Heritage Trail, Screening for Appropriate Assessment, Potential for Significant Effects on the Environment/European Sites, Archaeological Heritage Report, Kill Heritage Trail Report, Arboricultural Assessment Report, Assessment of Inward Traffic Noise Impact Report, Architectural Drawings, Engineering Drawings Landscape Drawings, Arborist Drawings.

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. The applicant's case is summarised in the document entitled Statement of Consistency as follows:

- Irish Water (IW) have confirmed that Contract 2B is within current investment plan and scheduled for completion by 2021 with proposal including phasing arrangement where first 35 units can be delivered prior to completion of Contract 2B;
- Unit increased by 1 but as a result of reclassification of ring fort and revised preservation order effective net site area of site reduced and density increased to 30 units per hectare;
- Concerns about mix addressed by change of house types, increase in number of terraced units and decrease in number of semi-detached and detached;
- Density of no greater than 30 units per hectare appropriate on the site due to location of and proximity to archaeological sites to south and east and associated buffer zones with large areas of open space provided (44% of the site);
- Applicants team have met with DCHG where existing development adjacent Kill Hill (Phase 2) stated to detract from amenity of Kill Hill and without completion of Phase 3 estate unfinished with back of houses and high concrete wall providing ugly aspect to Kill Hill and lack of passive surveillance;

- Layered approach proposed to buffer zones where meandering archaeological buffer zone considered with a broader 'Zone of Sensitive Design' within which Kill Hillfort is key design generator with streets and open spaces radiating from same;
- Proposal provides for a heritage trail of 2-2.5km in length a third of which is to be delivered within proposed application site with potential for a further section to be delivered as part of proposed new cycle route from Kill to Naas with further sections through public open space taken in charge by Kildare County Council;
- Applicant will deliver trail within site and design and promote trail outside site;
- Proposal complies with Urban Design Manual;
- Proposal accords with core strategy of County Development Plan completing existing residential neighbourhood of Earls Court and benefits from local connectivity and quality and amenity of Kill Hill;
- Urban structure serves a series of perimeter blocks including completion of blocks with streets in Earls Court;
- Noise assessment concludes development site below range of noise levels deemed to be significant and where onset of noise mitigation levels would be typically considered with internal noise environment predicted to be within recommended criteria;
- Excellent local and broader connectivity provided with town of Kill easily accessible and potential pedestrian and cycle connections maximised with connectivity and permeability a priority in accordance with DMURS;
- Proposal accords with universal design requirements;
- Kill has higher than average populations of children and adults between 30-44 indicated area is sought after for young growing families with CSO data supporting provision of higher percentage of family type accommodation with housing mix providing high proportion of 3 & 4 bed houses;
- Public open spaces distributed throughout the site ranging from small pocket parks and spaces connecting with public open spaces in Earls Court with a hierarchy provided;
- Secondary streets and cul-de-sacs designed as shared surfaces with subtle changes in character between the Main Street, Courtyards and shared surfaces

areas emphasised by changes in brick finishes with generous private rear gardens proposed;

- Parking layout provides 2 car spaces per housing unit located between houses increasing street amenity;
- Excellent range of house types and variety of sizes with provide a contemporary design with palette of materials traditional in keeping with adjoining developments;
- Stage 2 AA not required;
- Ecological impact assessment being updated;
- Residual risk of flooding on the site considered low;
- Assessment of childcare provision in Kill included as no crèche proposed with sufficient childcare capacity in the area;

7.0 Planning Authority Submission

A submission was received by An Bord Pleanála on the 11th September 2018 from Kildare County Council. The 'opinion' of the planning authority included, inter alia, the following:

- The report outlines statutory requirements, competency, and consultations undertaken, describes the development and the site and outlines planning policy, national, regional and local;
- Noted that Kill is not listed as a growth town in the RPG's and is within the hinterland area;
- It is noted that a Draft Regional RSES is expected in October 2018 and once adopted each PA will be obliged to review their plans and programmes and consider any variations to same to achieve objective of the RSES with PA noting that it is mindful that the Draft RSES will have likely implications for population and housing targets in the County;
- Relevant chapters of the County Plan and polices/objectives within same are outlined with Kill Small Town Plan addressed and the planning history is outlined;
- In relation to Environment Report/AA screening it states that the applicant has indicated that an EIAR (*should read Ecological Impact Assessment) is being

prepared to accompany the application and AA screening has been carried out and required with application;

- Principle of scheme generally acceptable as lands zoned and appears to accord with strategic planning policy in County Plan;
- Noted that details in the current submissions attempt to address the 2 previous reasons for refusal;
- In relation to increase in density and reduction in effective net site area, not clear how the density was calculated and appears areas of archaeological buffer excluded from calculation which is not appropriate (Appendix A of Guidelines) with clearer details required;
- Notwithstanding this, density of no more than 30 p/h appropriate at the transitional location on the edge of the small town of Kill and adjoining a national monument with site unique in setting and while density important in delivery of housing, not considered density should be the pertinent consideration at this unique location;
- No report from Heritage Officer at time of writing and while PA supports Heritage Trails throughout the county, developer can only deliver the trail within the development site as part of the application;
- Concerns that separation distances between proposed housing and border with Kill Hill is inadequate in certain instances and could be increased with area containing house numbers 62-70 should be re-designed to provide a more bespoke design/layout reducing rear gardens in lengths while still meeting standards or redesigned to provide two small courtyards increasing separation distance from Kill Hill;
- Not clear if the required public open space is proposed within the net area with further details required to demonstrate that 15% of net area provided as public open space;
- Proposal meets standards for private open spaces and internal storage;
- Policy MD03 in Chapter 4 and Table 17.3 require statement of housing mix with a more detailed statement required which should demonstrate the need for accommodation based on local demand and demographic profile of the area;
- Housing Section has no objection to proposal;

- Proposal could take context of Kill Hill into further consideration in proposed layout e.g. increasing separation distances;
- Wider variety in house types could be provided given 71% are 3-beds;
- Setting and topography is distinctive but proposal is standardised suburban housing with no demonstration of distinctive design/layout;
- Full breakdown of compliance with County Plan minimum parking requirements required;
- Irish Water constraints outlined and states that a hydraulic assessment of the available network capacity may be required prior to commencement and IW may require phasing of proposed to facilitate occupation of units prior to completion of required network upgrades and to match available network capacity with phasing arrangement proposed noted with 35 units proposed prior to completion of IW Contract 2B;
- Ongoing dialogue with IW advised and consult with Kildare WSD to reach agreement on Contract 2B and required network upgrades;
- Engineering report on capacity, condition and status (ownership) of existing surface water sewers, watermains and foul sewers in vicinity of site required and shall address the treatment of existing 100mm uPVC watermain and 150mm foul sewer on Kill Hill Lane;
- Foul drainage calculations cater for 127 units with 131 proposed;
- No attenuation, pollution prevention or flow restriction proposed for surface network 3;
- No allowance made in current best practice for infiltration in permeable paving with infiltration assumed;
- Require drainage design with suitable SuDS features including infiltration where proven by accepted site investigation methods that conducive to infiltration strategy;
- KCC do not permit permeable paving in public roads/parking areas;
- TII and Kildare NRO should be consulted about impact of surface water on N7 with other surface water requirements outlined in detail;

- Flood risk assessment required with specific requirements for inclusion in same outlined;
- Transportation section will require further details to provide a complete technical assessment and in interim application to provide 2m footpaths throughout the development, constructed in concrete, roads to be minimum 5.5m width with a revised layout required reflecting changes;
- Key items of concern which require further consideration outlined as per matters raised above and stated site should be surveyed for Japanese Knotweed, A CEMP is required as is a lighting plan;

7.1. Other Prescribed Bodies

Submissions were received from Irish Water and Development Applications Unit in relation to the proposal and are appended to this report.

8.0 The Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 25th September 2018, commencing at 2.30 PM. 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.

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

1. Development Strategy for the site including density, layout and unit mix.
2. Archaeology
3. Drainage – Foul & Surface Water
4. Compliance with European Union (Planning and Development (Environmental Impact Assessment) Regulations 2018
5. Any other matters

In relation to the Development Strategy for the site including density, layout and unit mix, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the previous reason for refusal as it relates to density and the need to outline in detail the exclusion areas for the purpose of calculating net density, the

need to achieve a sustainable density on the site and the need to provide a greater mix of unit type including the need to increase the number of 1 and 2-bed units proposed.

In relation to Archaeology, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the comments from the Development Applications Unit submitted to the Board and the delivery of the proposed Heritage Trail both on site and outside of the site.

In relation to Drainage – Foul & Surface Water, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the first reason for refusal in the previous application and particularly the timing of the ongoing Compulsory Purchase Order process for the Upper Liffey Valley Sewerage Scheme and the comments in relation to surface water submitted in the Opinion received by the Planning Authority;

In relation to Compliance with European Union (Planning and Development (Environmental Impact Assessment) Regulations 2018, An Bord Pleanála sought further elaboration/discussion/consideration of the following: information to be submitted in respect of Schedule 7A of the aforementioned Regulations.

In relation to Other Matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following: address reasons for refusal comprehensively, ensure drawings and reports are cross referenced and the timing of the proposed Draft RSES.

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 3022334' 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.

9.0 Conclusion and Recommendation

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.

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 s.28 Ministerial Guidelines, and local policy, via the statutory 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: infrastructural constraints, density and unit mix which are set out in the Recommended Opinion below.

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.

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.

10.0 Recommended Opinion

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.

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.

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:

Infrastructural Constraints

1. Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development in particular as it relates to Contract 2B of the Upper Liffey Valley Sewerage Scheme. The documentation at application stage should clearly indicate the proposals to address the constraints, the compulsory purchase order process and completion of same and the timelines involved in addressing the constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

Density

2. Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to established social and community services in the immediate vicinity. 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.

Unit Mix

3. Further consideration of documents as they relate to the layout of the proposed development particularly in relation to unit mix and particularly the prevalence of 3-bed units and limited number of 1 & 2 bed units within the documents should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. A plan of the areas excluded for the calculation of net density in addition to a plan of the open space within the site clearly delineating public and private spaces.
2. Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
3. Details of all materials proposed for the proposed buildings, open spaces and paved areas.
4. A full and complete drawing that details all boundary treatments within the development and on external boundaries including fencing proposed during the construction process.
5. A detailed phasing plan for the proposed development should be provided.
6. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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:

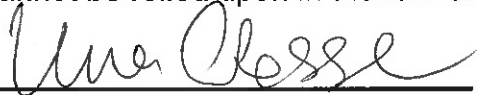
1. Transport Infrastructure Ireland
2. Department of Culture, Heritage and the Gaeltacht
3. Heritage Council
4. An Taisce — the National Trust for Ireland

5. Irish Water


6. Kildare County 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.



Una Crosse
Senior Planning Inspector



October 2018

