



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion 303315.

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| Strategic Housing Development | 120 apartments. |
| Location | Mill Street, Maynooth, Kildare. |
| Planning Authority | Kildare County Council. |
| Prospective Applicant | Ladas Property Company Unlimited Company. |
| Date of Consultation Meeting | 12 February 2019. |
| Date of Site Inspection | 30 January 2019. |
| Inspector | Stephen Rhys Thomas. |

1.0 Introduction

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

- 2.1.1. The site is identical to that previously applied for under ABP-301775-18, I concur with the site location and description in that application, described as follows:
- 2.1.2. *The site has a stated area of 1.05ha. It is in the centre of Maynooth, Co. Kildare. It is a brownfield site, where excavations were carried out pursuant to a residential development that was not completed. It has c50m frontage onto Mill Street on its western boundary which is marked by a low stone wall. St. Mary's Church stands to the north. It dates from the first half of the 19th century and is a protected structure. A late 20th century apartment building lies to the south, known as the Millrace Manor. It is 2 and 3 storeys in height, and is served by a surface car park by the current site's boundary. A contemporary mixed use development stands on the other side of Mill Street, known as Manor Mills. It has retail and commercial use on the ground floor with up to 5 storeys of residential use above. The eastern part of the site extends to the Lyreen River and includes lands behind the church and Millrace Manor. The central part of the northern boundary adjoins institutional lands occupied by the Divine Work Missionaries. The north-eastern part of the site adjoins undeveloped lands on the upstream bank of the river. The opposite bank of the river across from the site runs along public open space off Pound Lane.*

3.0 Proposed Strategic Housing Development

- 3.1.1. The proposed development of 120 apartment units and comprises:

- 38 one bedroom apartments.
- 75 two bedroom apartments.
- 7 three bedroom apartments

The apartments are provided in four separate blocks, from three to six storeys, with a central open space and underground car park.

Additional development includes:

- Crèche 262 sq.m
- Restaurant/cafe unit 259 sq.m

4.0 National and Local Planning Policy

5.1 Section 28 Ministerial Guidelines

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 S.28 Ministerial Guidelines are:

- 'Urban Development and Building Heights Guidelines for Planning Authorities' - 2018
- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Design Manual for Urban Roads and Streets'
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' - 2018
- 'Childcare Facilities – Guidelines for Planning Authorities'
- 'Architectural Heritage Protection – Guidelines for Planning Authorities'

5.2 Statutory Plan for the area

The **Kildare Development Plan 2017-2023** is the statutory development plan for the area. The County Development Plan includes chapters on relevant topics including

housing, density, urban design, infrastructure, movement/transport, landscape and development management standards.

The site falls within the **Maynooth Local Area Plan 2013-2019** where the land use zoning objective is identified as 'A1 Town Centre – to provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use'. The purpose of this zone is to protect and enhance the special character of Maynooth town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town.

Part B, Section 7 of the LAP deals with housing. The following policies are noteworthy in the context of the proposal:

HP 5: To require applications for residential developments over 20 units, to demonstrate the provision of an appropriate mix of dwelling types having regard to the following:

- The nature of the existing housing stock and existing social mix in the area
- The desirability of providing for mixed communities
- The provision of a range of housing types and tenures
- The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle
- The need to cater for special needs groups

HP 6: To restrict apartment developments generally to the University campus and town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment. Duplex units shall not generally be permitted.

HP 7: To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare facilities.

HPO 1: To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure to cater for the needs of the population and facilitate the creation of balanced communities.

HPO 2: To encourage the appropriate intensification of residential development in existing residential areas and the town centre, subject to compliance with relevant development management criteria and the protection of residential amenity of adjoining properties.

Table 14 Record of Protected Structures in Maynooth identifies St. Mary's Church adjacent to the site as a protected structure. The Church lands are also identified on the national monuments and places record.

Section 7.6.3 deals with surface water drainage and section 7.6.5 deals with flood risk management. It is noted that the site is located within an area for which a site specific flood risk assessment should be undertaken.

5.0 Planning History

Subject site:

An Bord Pleanála reference ABP-301775-18 permission refused for a mixed use development of 135 apartments in 3 blocks, provision for crèche (259.17 square metres) and restaurant/café (218.59 square metres), 190 basement car parking spaces, 370 bicycle storage spaces, refuge storage areas at basement level, provision of open space areas. September 2018. The reasons are as follows:

1. The proposed development, by reason of its design, scale and bulk, in close proximity to St. Mary's Church, which is a protected structure, would materially and detrimentally affect the setting of this protected structure and would diminish the level of light reaching the stained glass windows on the eastern and southern elevations of the Church, thereby detracting from its artistic, historic and architectural interest, and would injure its setting. The proposed development would, therefore, materially contravene the policies and objectives of the Maynooth Local Area Plan 2013 – 2019 (in particular policy HP2) and the Kildare County Development Plan

2017 – 2023 (in particular policies DL1, PS2 and PS3), and would be contrary to the proper planning and sustainable development of the area

2. The proposed development, by reason of its bulk, design and location, would significantly detract from the character and amenities of the town of Maynooth, and in particular from the amenities of the lands along the Lyreen River and the open space at Pound Lane, due to the aspect that it would present towards the river which would be dominated by a high wall over which the proposed apartment buildings would appear as structures of substantial mass and extent. The proposed development would, therefore, be visually obtrusive, would fail to enhance the visual corridor of the Lyreen River and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would not integrate with existing and authorised development in the vicinity nor provide adequate pedestrian and cyclist permeability, in order to encourage suitable facilities for travel by sustainable modes, in accordance with national policy. In particular:

- The proposed development would fail to provide convenient and attractive routes for pedestrians and cyclists from the adjoining lands through the site towards the town centre, either along the river or otherwise.
- The design of the access to the proposed development has not been co-ordinated with approved works to improve cycling and pedestrian facilities along Mill Street.
- The proposed amount of car parking is considered to be excessive and has not been significantly reduced to reflect the town centre location of the site in accordance with the advice given at section 4.19 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in March 2018.

Furthermore, the Board is not satisfied that the trip generation from the proposed development has been adequately modelled or justified so as to demonstrate that the proposed development would not have a significantly negative impact on traffic flows at this location between two heavily congested traffic junctions.

The proposed development would, therefore, be contrary to these Ministerial Guidelines, would endanger public safety by reason of traffic hazard and obstruction

of road users (including vulnerable road users such as pedestrians and cyclists), and would be contrary to the proper planning and sustainable development of the area.

4 The proposed development would fail to provide an acceptable standard of amenity for its future occupants in accordance with the provisions of the Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments, issued by the Department of Housing, Planning and Local Government in March 2018, and the policies and objectives of the Kildare County Development Plan 2017-2023 and the Maynooth Local Area Plan 2013-2019 because:

- It would contain a number of single aspect apartments whose orientation would be predominantly towards the north and which would be in close proximity to the site boundary and would not overlook any significant amenity, contrary to section 3.18 of the Ministerial Guidelines.
- The amenity provided by the proposed central open space would be compromised by the width and extent of the vehicular route that would be run through it.
- The amenity provided by the open space along the river would be compromised by its narrow width, which would contravene policy FRA 8 of the Maynooth Local Area Plan, by the high wall alongside it, and by the failure to provide convenient and attractive access at either end of it.

The proposed development would therefore be contrary to the above-mentioned plans and Ministerial Guidelines issued to planning authorities under section 28 of the Planning and Development Act, 2000, as amended, and would be contrary to the proper planning and sustainable development of the area.

5 Having regard to the use of a bespoke river flood model rather than the Catchment-based Flood Risk Assessment and Management (CFRAM) model prepared by the Office of Public Works in the Site Specific Flood Risk Assessment submitted with the application, to the preliminary nature of the submitted drainage designs and to the failure to address flood risks resulting from the proposed development, it is considered that it has not been demonstrated to the satisfaction of the Board that the proposed development would not pose an increased flood risk to third party properties and lands arising from the loss of floodplain storage.

Accordingly, it is considered that the proposal has not been subject to an appropriate flood risk assessment that would satisfy criterion number 2 of the Justification Test

for development management set out in section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in November 2009. The proposed development would, therefore, be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

PA reference Reg. Ref. 04/767 – the planning authority granted permission on 8th September 2006 to demolish the house on the site and carry out a development of 93 apartments, a creche and retail unit.

PA reference Reg. Ref. 05/2420 – the planning authority granted permission on 8th September 2006 for a development of 105 apartments, a creche, retail and office accommodation with basement car parking.

PA reference Reg. Ref. 10/1295 – the planning authority extended the duration of the above permissions to 6th September 2016.

Nearby sites:

An Bord Pleanála reference ABP-301230-18: The board granted permission on 3rd July 2018 for housing development on the land adjoining the north-east of the current application site. The authorised development includes 319 houses, 142 no. apartments and student accommodation units with 483 bedspaces. The student accommodation would be provided in the part of the site closest to the current application site, with the nearest block E having four storeys of accommodation. Condition 3(a) required this block to be moved east/north-east of its proposed position by 12m with the resulting area being used for open space and a future pedestrian link to the application site.

6.0 Forming of the Opinion

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.

6.1 Documentation Submitted

The prospective applicant is required to submit certain information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Regulation No. 285 of the Planning and Development (Strategic Housing Development) Regulations 2017.

The information submitted included *inter alia*: a completed application form; site location and site layout and other plans; a planning report that includes a statement of consistency; pre-connection enquiry letter from Irish Water; Supplementary information to Q6 and Q7 on application form; Planning Statement; Part V calculations; Floor Area Schedule.

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

6.2 Planning Authority Submission

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 record of the section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on the 28/01/2019.

The planning authority's 'opinion' included, *inter alia*, the following: reference to relevant planning history; a description of the site and surrounding area; an assessment of the proposed development in the context of the current County Development Plan and the Maynooth Local Area Plan 2013-2019; details of the prospective development including density; unit mix and compliance with LAP policy; archaeology and other heritage issues; natural heritage; density and plot ratio;

residential mix; public open space provision; Part V compliance, traffic and transport; parking; permeability and connections; open space provision; surface water and flood risk; visual impact and overshadowing. The planning authority concluded that the principle of the development is generally consistent with the proper planning and sustainable development of the area. However, the proposal lacks a significant amount of detail and the applicant is advised to have regard to the contents of the various internal reports of the Council.

The planning authority's opinion also concluded with a list of matters that require further consideration and amendment. These related to: photomontages of the site and surroundings, a statement of housing mix with a view towards a more varied unit size, a design statement, revised floor plans to maximise south facing apartments, revised layout in order to provide 15% public open space, revised layout detailing separation distances in particular between B1 and B2 where a minimum distance must be met, a daylight and shadow analysis is required, an AA screening and NIS as appropriate is required, a habitat and green infrastructure assessment is required.

The planning authority's submission also included internal reports from; Architectural (Planning) Report, Architectural Conservation Officer, Transportation Department, Environment Section, Environment Health, Parks Department, Housing Department and Water Services Department.

All of the documentation submitted by the planning authority has been reviewed and considered by the undersigned as part of the opinion forming.

Submission from Irish Water

A submission was received from Irish Water and is available on file. In summary, the submission states that the proposed development is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections.

6.3 Consultation Meeting

A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 12 February 2019, 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. Site Context.
2. Integration with existing and permitted development.
3. Lyreen River - amenity and connections.
4. Car parking quantum.
5. Public Realm – Mill Street interface.
6. Flood Risk Assessment.
7. Any other matters.

In relation to site context issues, ABP representatives sought further elaboration/discussion on the relationship between the site and its surroundings. The elevation to Mill Street and the relationship to the church was highlighted. In addition, the wider context of the site with the existing town centre was raised in light of the first reason for refusal from the previous application. There should be greater detail submitted that references the response of the proposed buildings on the site to adjacent structures and this could be articulated through a greater array of photomontage and computer generated images as well as a greater number of cross sections and contiguous elevations.

In relation to integration with existing and permitted development issues, ABP representatives sought further elaboration/discussion on the following: drawings should show permitted neighbouring development and the possibility for good and well supervised pedestrian/cyclist connections. Specifically, it would be essential to incorporate the permitted development to the north west of the site in order to visualise how the proposed and permitted development will tie together.

In relation to Lyreen River - amenity and connections issues, ABP representatives sought further elaboration/discussion in the context of the potential for river amenity, the recently permitted development to the north and the benefit of providing connections through the site. It would be important to submit a suite of cross sections at regular intervals through the Lyreen River and any proposed riverside

amenity, these have not been provided. In addition, the question of taking in charge of any such facilities was raised.

In relation to car parking quantum issues, ABP representatives sought further elaboration/discussion on the amount of car parking spaces in light of national guidelines that car parking can be significantly reduced in certain locations. In order to reduce car parking spaces effectively it is necessary to prepare a rational for same, in light of the town centre location and proximity to public transport.

In relation to Public Realm – Mill Street interface, ABP representatives sought further elaboration/discussion in relation to the opportunities at the front of the site for the provision of a good public space. The discussion ranged around the Council plans to upgrade Mill Street and the existence of a Part 8 scheme to the front of the site. Greater clarity in relation to the need for CPO was considered necessary, particularly as the only access to the site is from Mill Street and the proposed development creates a new public space at this location too.

In relation to Flood Risk Assessment (FRA) issues, ABP representatives sought further elaboration/discussion in relation to the scope of the submitted FRA and the need for the consideration outlined in both the reason for refusal and the issues outlined by the planning authority. It appeared that the approach to flood risk assessment needed to be aligned between the applicant and the planning authority before an application was made.

In relation to any other matters, ABP representatives sought further elaboration/discussion in relation to the provision of public open spaces, quantum and usability.

Both the prospective applicant and the planning authority were given an opportunity comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 303315' 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

- 7.1.1. 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.

- 7.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, 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 plans for the area.
- 7.1.3. Having regard to all of 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.
- 7.1.4. 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**

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:

1. Context

The pre-application consultation documentation has failed to adequately demonstrate an appropriate response to the issues set out by reason for refusal one of the previous SHD planning application. Further consideration is required in respect of the documentation relating to the context of the site and specifically, the adjacent church, a protected structure. This further consideration should include a planning justification and architectural rationale for the proposed development. The prospective applicant should satisfy themselves that the proposed apartment and mixed use buildings provides the optimal architectural solution for this prominent town centre site. In this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings that outline the design rationale for the proposed building height having regard to inter alia, National and Local planning policy including the national guidance document 'Urban Development and Building Height' (*section 3.0 Building Height and the Development Management Process*), the site context and locational attributes. In addition, a comprehensive suite of photomontage images shall be prepared that takes into account any important views and vistas and/or buildings of note in the vicinity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

2. Site Integration

The pre-application consultation documentation has failed to provide an adequate amount of material to allow any meaningful assessment of site integration if submitted as a full planning application. No documentation has demonstrated how

the development will successfully integrate with the character and amenities of the town centre or recently permitted development to the north. The documentation fails to address the issues raised by refusal reason two and three of the previous SHD application. Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the integration of the proposed development with adjacent permitted and emerging development. Layout drawings should show recently permitted development to the north in the context of conditions attached to ABP-301230-18 regarding the provision of a future pedestrian route, position of apartment buildings and open space. In addition, contiguous elevations, levels and cross sections should show permitted development on those lands to the north and the relationship of the proposed development to the Lyreen River. There should be seamless physical connectivity between this site and the site to the north, as a means of providing a usable pedestrian/cyclist access route to and from the town centre. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Residential Amenity and Connections

The documentation fails to satisfactorily address the issues raised by refusal reason two, three and four of the previous SHD application. Further consideration of documents as they relate to the layout of the proposed development particularly the relationship to the Lyreen River and the provision of a usable and safe riverside amenity together with appropriately scaled public open spaces that are well supervised. Reference should be made to permeability and the criteria set out in the Urban Design Manual relating to 'Connections' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the Design Manual for Urban Roads and Streets. Through connections to the recently permitted development to the north should be shown and integrated into design proposals. Additional photomontage images and a series of suitably detailed drawings, specifically and most importantly cross sections at appropriate intervals to illustrate the topography of the site, showing proposed buildings, the Lyreen River and interactions with any other landscape elements as necessary. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Car Parking

The pre-application consultation documentation has failed to satisfactorily address issues set out by reason for refusal three of the previous SHD application on the site. Further consideration of the documents as they relate to the quantum of car parking, trip generation and the access and egress to the site based upon likely traffic volumes and the receiving street network. A suitably detailed mobility management strategy that specifically addresses the proposed amount of car parking should be prepared. The amount of car parking should reflect the town centre location of the site in accordance with the advice given at section 4.19 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in March 2018. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

5. Public Realm – Mill Street Interface

Further consideration is required in respect of the documentation relating to the interface of the development with Mill Street and specifically the provision of a high quality new public space. Proposals for new public realm should be suitably detailed in terms of the proper selection of high quality and durable materials. The pre-application consultation documentation has not shown any proposals prepared by the local authority. Reference should be made to any proposals by the planning authority, if known, and what impact such proposals would have on the delivery of a quality urban space. The further consideration should have regard to the requirements of the Planning Authority of Kildare County Council in relation to this matter and specifically reference should be made to any formal consents that may have already been secured, such as Part 8 Development or any CPO process. The prospective applicant should be entirely satisfied that their proposed development and specifically any entrance and new urban square proposals are not premature pending the design of a new road layout for the area and the possibility of land acquisition for proposals led by the Local Authority. Further consideration of these

issues may require an amendment to the documents and/or design proposals submitted.

6. Flood Risk Assessment

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 18 January 2019 and contained in Appendix B (page 27) of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). In addition, documentation should address the issues raised by reason for refusal number five of the previous SHD application on the site. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Note: The documentation submitted with the pre-application consultation request failed to satisfactorily address the five reasons for refusal issued by the Board on the previous SHD application for the site. The prospective applicant is strongly advised to prepare suitably detailed and an appropriate standard of material in the context of addressing the above and the detailed reasons for refusal issued by the Board, reference ABP-301775-18 refers.

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 detailed landscaping plan for the site which also clearly sets out proposals for hard and soft landscaping along the Lyreen River and the public realm

area along Mill Street. Details of the recreational area for children should also be submitted including any proposals for play equipment provision, surface and boundary treatment to this area.

2. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties.
3. A sufficiently detailed phasing arrangement for the proposed development should be provided.
4. A construction and demolition waste management plan should be provided.
5. A site layout plan, which clearly indicates 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. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Fáilte Ireland
6. An Chomhairle Ealaíon
7. Inland Fisheries Ireland
8. Transport Infrastructure Ireland
9. National Transport Authority
10. County Kildare 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.

Stephen Rhys Thomas
Planning Inspector

05 March 2019