



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-303827-19

Strategic Housing Development	355 no. dwellings (113 no. apartments, 12 no. duplexes and 230 no. houses) and associated site works.
Location	Crodaun, Celbridge, Co. Kildare.
Planning Authority	Kildare County Council
Prospective Applicant	Ardstone Homes Ltd.
Date of Consultation Meeting	8 April 2019
Date of Site Inspection	31 March 2019
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 and the documentation received from the prospective applicant, 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 subject site, which has a stated area of circa 9.18 hectares, is located in the townland of Crodaun, to the north-west of Celbridge, Co. Kildare. The site is located approximately 1.5km from the town centre. The site comprises a number of agricultural fields, separated by mature hedgerows and is relatively flat with a high bank addressing the R449 road to the northwest which leads to the M4 interchange. The western boundary of the site addresses the R405 Maynooth Road and the roundabout which provides access to Maynooth, the M4 and the town centre. There is an access to the site adjoining the entrance to the Crodaun Forest Park residential development. This residential development adjoins the site to the south and east with agricultural lands to the north/northeast.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development comprises the construction of 355 residential units comprising 230 houses and 125 apartments and a childcare facility. The prospective applicant has stated that the proposal will include for the submission of an EIAR.

The following details are noted:

Parameter	Pre-Application Proposal
Area	9.18 ha (red line boundary)
No. of Units	355 dwellings

	230 houses, 125 Apartments (incl 12 duplexes)
Other Uses	Crèche – 330 sq.m – 76 children (GF level of Apt Block A)
Car Parking	637
Bicycle Parking	198
Vehicular Access	Maynooth Road
Part V	36 units (12 x 1-bed duplex, 10 x 2-bed, 14 x 3-bed)
Density	38.7 units p/h - gross
Open Space	13,777 sq.m (15%)

3.2. The breakdown of unit types is as follows:

Bed Number	Number	Type of Unit	%
1-bed	48	Duplex (12) & Apartment (36)	13.5
2-bed	120	3 & 4 person apartments (77) & houses (43)	34
3-bed	115	houses	32.5
4-bed	72	houses	20

3.3. Vehicular access to the proposed development is proposed from the Maynooth Road. There are a number of pedestrian access points to the west onto the Maynooth Road and to the north onto the R449. There is an existing 225mm diameter foul sewer along the western boundary of the site (on the R405) and is expected to provide a suitable foul discharge point for the proposed development. Existing 225mm diameter foul sewer along the western boundary of the site (on the

R405) and expected to provide a suitable foul discharge point for the proposed development. An existing public watermain runs along the western boundary of the site (R405) and proposed to take a 150mm diameter connection off this existing 12” diameter public water supply line.

4.0 National and Local Planning Policy

4.1 National Planning Policy

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’) 2009
- Design Manual for Urban Roads and Streets
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Height Guidelines 2018
- Childcare Facilities – Guidelines for Planning Authorities
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)

4.2 Local Planning Policy

4.1.1. Kildare County Development Plan 2017-2023

The Kildare County Development Plan 2017-2023 is the operative County Development Plan where Celbridge is identified as a ‘Moderate Sustainable Growth Town’ in the operative County Development Plan. The Core Strategy of the CDP 2017-2023 allocates 10% of Kildare’s housing growth to Celbridge over the period 2017-2023, out of a total housing allocation of 32,497 units for the County. Table 3.3 of the CDP identifies a housing unit target of 10,333 units for Celbridge to the year 2023, through the addition of 3,250 housing units over the Plan period. This represents an overall target population for the town of 22,801 persons. The Plan

supports the achievement of the Core Strategy growth allocation of 3,250 units and incorporates a level of flexibility to meet demand over a 9 year horizon.

4.1.2. **Celbridge LAP 2017**

Zoning

The application site is zoned 'Objective C New Residential Infill' which seeks to 'provide for new residential development'. Residential use is 'permitted in principle' within the residentially zoned lands.

An area of land to the north of the site outside of the application site is zoned 'Objective F'- 'Open Space and Amenity' with a specific HLA objective.

Key Development Area 4 - Crodaun

The site is identified as part of 'Key Development Area 4-Crodaun' (KDA4). The subject site comprises lands on the western side of R405, which correlates with the western side of KDA4. The Crodaun KDA is stated to comprise approximately 21.9 hectares of land on the northern outskirts of the town on both the east and west side of the Maynooth Road. The M4 Business Park and the Salesians secondary school are located to the north of the KDA. The Castle Village and Crodaun Forest Park housing estates are located to the south of these lands.

- Vision - A residential area and public park that consolidates development to the north of the town and presents a landscaped edge to the Maynooth Road.
- Connectivity/ Movement - The primary means of vehicular access to this KDA will be off the Maynooth Road. New streets and spaces should provide for a cycle and pedestrian friendly environment with connections to the Maynooth Road and Kilwogan Lane. A permeable and integrated street network shall be a key requirement of development proposals.
- Built Form - The development of this KDA should reflect the established pattern of development in the area and should protect the amenity of adjoining residential estates.

- Mix of housing types - that range from two to three storeys in height is encouraged.
- Landmark/feature buildings should be provided along prominent routes and at key junctions to provide for variety and legibility in the urban environment and to reinforce a hierarchy of streets and spaces.
- Accommodate medium to low-density residential development in the order of 25 units per hectare but where the quality of the design and layout is particularly high, a maximum density of 30 units per hectare may be achievable.
- Landscape and Spaces - New residential areas at Crodaun should comprise a hierarchy of open spaces. Larger open spaces should provide a focus for the developments on both sides of the road with smaller areas of open space being utilised to provide a landscape buffer to the Maynooth Road and incidental open spaces within the site.
- Existing landscape features such as tree lines should be integrated into open spaces. Open space networks that incorporate pedestrian and cycle routes, provide for passive and active recreation, promote ecology and integrate Sustainable Urban Drainage Systems are promoted.

Architectural Heritage

LAP and CDP seek to protect the axial views between Castletown House and Conolly's Folly with the north-east / south-west axis of this view to north of the site. Policy SRV1 (Scenic Routes and Views) states that it is the policy of the Council to ensure that the proposed location, siting and design of buildings and structures and any mitigation measures identified in the LAP to protect the special character of the identified views are implemented. The zoned open space that coincides with the above Protected View to the north of the site is a designated Historic Landscape Area (HLA) with Policy HLA1 requiring the preservation of the special landscape character of historic landscapes.

5.0 Planning History

- 5.1.1. **Ref.05/2819** – Permission refused for a mixed use development on a 13.45 ha site within Cordaun and Mooretown area – reasons for refusal related to zoning, outside settlement, deficiency in development strategy, height and scale and impact on vista between Castletown and Connollys Folly and location of site.
- 5.1.2. **Ref. 08/72** – 22 industrial units permitted.
- 5.1.3. **Ref. 08/2040** – 2-storey fitness centre
- 5.1.4. **Ref. 09/1273** – permission refused for omissions of warehousing units and construction of a cinema complex which was refused on appeal – PL09.237463.

5.2. Site in Vicinity

- 5.2.1. **16/260 (PL09.247364)** - Permission granted for 79 dwellings approximately 300 metres from subject site with Condition 3 considered to be of relevance:

The development shall be carried out on a phased basis in accordance with a phasing scheme which, inter alia, shall have regard to the disposal of foul water from the proposed development in the context of the constraints in the Celbridge area of the Lower Liffey Valley Sewerage scheme. The phasing scheme shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. **Reason:** To ensure the timely provision of services, for the benefit of the occupants of the proposed dwellings.

6.0 Forming of 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 brief detail on each of these elements hereunder.

6.1. Documentation Submitted

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, completed application form, Planning Report including Statements of Consistency and Part V submission (Appendix A) Archaeological Impact Assessment (Appendix B), Architectural Design Statement, Housing Quality Assessments (for houses and apartments), Schedule of Accommodation, Architectural Drawings, Infrastructure Design Report, Traffic & Transport Assessment, Site Specific Flood Risk Assessment, DMURS Design Statement, Irish Water's Pre-connection Enquiry letter, Engineering Drawings, Landscape Plan, Screening Report for Appropriate Assessment, Arboricultural Assessment.

6.2. The **Prospective Applicants case** is summarised as follows:

- Layout and design informed by Design Brief for Key Development Area No. 4 (KDA4), in the LAP with key design objective to provide a residential area and public park that consolidates development to the north of the town whilst presenting a landscaped edge onto Maynooth Road / R405.
- Vehicular access from the Maynooth Road / R405 is in a central position along the site's frontage and consistent with the indicative design framework with proposed internal road network providing a permeable and integrated network of streets that are also pedestrian and cycle friendly.
- Proposal creates people friendly streets and spaces by placing an emphasis on connecting the public realm with the built form of the proposed layout masterplan. Green links through the application lands form safe environments for both pedestrians and cyclists, while connecting them through to the parks and amenities.
- Houses and Apartment Blocks sited and orientated to ensure passive surveillance of the proposed green links and public parks / open spaces.
- Combination of on street and off-street parking has been designed into the layout providing a more animated street along with good landscaping design.
- Design intent to create a high-quality neighbourhood expansion area with appropriately landscaped open spaces to meet the recreational needs whilst ensuring an attractive visual setting and associated social amenity spaces.

- Southern and eastern parts of the site is dominated by two storey, lower density housing forms in order to provide an appropriate transition with the established and adjoining neighbourhood of Crodaun Forest Park with a wide variety of housing types proposed.
- Central vehicular access route is designed along a primary east-west spine with views over internal landscaped spaces and terminating in the adjoining designated open space to the north of the site that is retained from development to facilitate an important view of Castletown House.
- Key north-western and western road frontage defined primarily by taller apartment blocks that provide a strong urban edge onto the north-western corner of the site with the remainder of the western site boundary treatment seeking to retain an important hedgerow within an attractive landscape setting that retains the proposed development from the immediate road frontage.
- Resultant density of the development is higher than the 30 u/ha promoted within the LAP but is entirely consistent with recent national guidance that promotes higher densities.
- Proposed landscaping strategy consistent with the design concept promoted for the site in the LAP whereby landscaped buffer zones are provided along the primary road frontages of the site with a hierarchy of incidental / ancillary public open spaces dispersed throughout the site.
- Adjoining lands to the north, zoned Objective F (Open Space) with a specific Historic Landscape Area (HLA) objective attached to it is owned by the applicant but is not included within the proposal, apart from a small linear strip that is required to deliver the northern most road within the site boundary.
- Strip (indicated in red hatch on site layout plan) ceded to KCC upon delivery of the road along with remainder of open space to the north to ensure delivery of HLA Objective and preservation of a designated and Protected View between Conolly's Folly and Castletown House that traverses this open space.
- 637 car parking spaces proposed, 460 in-curtilage/off-street (2 spaces per house), 18 on-street to front of duplex units at a ratio of (1.5 spaces per unit), 147

on-street for apartments (1 space per unit/4 per apt visitor parking), 12 on-street (crèche);

- Ample on-street visitor car parking provided which can be utilised as overflow parking for staff and parents of children, as required.
- 198 bicycle parking spaces (66 double stacked spaces per apartment block/80 visitor spaces in 4 separate locations).
- Childcare facility (330 sq.m) proposed with capacity for 76 children, located at ground floor level within Block A with designated private play area to maximise integration with the proposed open space and opportunities for outdoor play.
- Part of the design of the street network, cycle and pedestrian linkages were prioritised through the development to direct pedestrian, cyclists and vehicles towards the R405 to link existing and future developments including schools.
- Proposed building heights predominantly characterised by two storey housing forms supplemented at the western corner of the site by 3 part 4, part 5-storey apartment blocks assisting in ensuring greater mix of building typologies in line with wider demographic and household formation trends.
- Taller elements sensitively located adjacent to public open spaces and along primary road frontages to provide an appropriate and strong urban edge/road frontage.
- Proposed building heights assist in achieving appropriate densities in accordance with the Residential Development in Urban Areas Guidelines with proposed building heights are fully consistent with the provisions of the Urban Development and Building Heights Guidelines.
- Existing surface water manhole connects to a 450mm concrete line (s-w corner along the R405 at the entrance to Crodaun Forest Park) and anticipated that the existing 450mm concrete surface water line will provide a suitable surface water discharge point for the proposed development.
- Surface water discharge rates from the proposed surface water drainage network will be controlled by a vortex flow control device (Hydrobrake or equivalent) and associated underground attenuation tanks (Stormtech Chambers).

- Proposed surface water drainage network will collect surface water runoff from the site via a piped network prior to discharging off site via the attenuation tank, flow control device and separator arrangement.
- Submitted Site Specific Flood Risk Assessment found subject site located in Flood Zone C as defined by the Guidelines.
- Existing 225mm diameter foul sewer along the western boundary of the site (on the R405) and expected to provide a suitable foul discharge point for the proposed development.
- Existing public watermain runs along the western boundary (R405) and proposed to take a 150mm diameter connection off this existing 12” diameter public water supply line.
- No structures or features of historic architectural significance located within site but ‘Castletown Demesne wall forms most of the eastern boundary of site and is largely well preserved with notable with an original gateway in Field 3 providing access to and from the demesne lands with no works proposed to this wall with no direct impact on the architectural heritage arising.
- Archaeological Impact Assessment concludes moderate potential for survival of buried archaeological remains and recommends further archaeological assessment comprising geophysical survey followed by archaeological test trenching and suggested that the circular features noted on aerial photography and linear depression noted in Field 2 should be investigated in the course of these assessments.
- Recommended that remains of Castletown Wall are recorded by Building Survey.
- Visual impact on Conolly Folly to the NW and on Castletown House and Demesne to the east to be assessed when development proposals are finalised.

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 note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 27 March 2019.

6.3.2. The **planning authority's 'opinion'** included the following matters: description of development, site location and surrounding area, policy context and planning history and the assessment of proposed development is summarised as follows:

- Proposed uses accord with strategic planning policy in CDP and LAP;
- Net density on 7.8ha site (minus 1.77ha of public open space) is c.45.5 p/h and gross of 38.7 p/h and given location on urban fringe of Celbridge, moderate growth town, transitional nature of the site adj. agricultural lands, not beside rail station, limited public transportation considered maximum density of 30 p/h appropriate in accordance with LAP subject to high design quality with density proposed excessive for site and does not accord with LAP;
- Plot ratio acceptable for site location and context and should not be increased;
- Provision of 15% of site for public open space accords with CDP, number of spaces peripheral along NW & W boundaries creating buffer between site and adjacent roads, central area would benefit from being larger creating a central point and interest leading to lands to the north which have potential for amenity provision in the future;
- Wider central spine through development from site entrance to larger central open space area to future amenity area/park would help to create clearer defined areas within the scheme and give overall scheme a central focal point.
- Statement of housing mix to address mix of dwellings required to demonstrate need for such accommodation based on local demand and demographic profile.
- Accessibility of storage space in attics with storage requirements in CDP outlined;
- Configuration of private open space in Unit 48 unusual and may need further consideration as boundary treatment required would negatively impact on public realm;
- Level of parking proposed for crèche does not meet required standard in Table 17.9 and no dedicated car sharing spaces or e-car charging spaces;
- Additional bicycle spaces required for crèche, Maisonette units and mid-terrace units;

- Revised drawings for maisonettes showing rear garden access and bin storage arrangement, in curtilage bin storage to front of mid-terrace units and to design out laneways accessing mid-terrace rear gardens.
- Crèche considered acceptable however limited information on internal facilities.
- The report addresses the proposal under the 12 criteria in the Urban Design Manual and in addition to matters outlined above states:
 - Concern at height at 4/5 storeys and while level of height appropriate considered 3 storeys with 4th storey set back more appropriate;
 - Higher quality design required for apartment blocks at prominent location, removal of gull wing roof which appears dated and creation of more depth and profile within structures and further consideration of balcony design;
 - Concerns at elevational treatment with higher quality required given multiple prominent corners, elevations, gables and sides;
 - Concern at maintenance requirement of timber cladding with its use acceptable in exceptional circumstances;
 - Number of sections required within context of site and relationship with adjoining 2-storey houses;
 - Requirement of Transport Section to redesign access junction from R405 as uncontrolled crossing point and refuge island at close proximity to junction will interfere with traffic movements;
 - Regard required to adjacent undeveloped lands to the west and access arrangements to same;
 - Design details of pedestrian and cycle connections required to ensure discouragement of anti-social behaviour with pedestrian connections into adjoining adjacent lands to the north/northeast need to be identified;
 - Play spaces to be natural play spaces universally accessible with non-play spaces requiring redesign;
 - Social Infrastructure assessment required;

- Variety within palette of materials in buildings required with higher quality palette required with scale of scheme requiring inclusion of character areas with distinct materials.
 - Corner units require further consideration and a more contemporary approach required;
 - Bin storage provision required for apartment blocks;
 - Rear laneways for mid-terrace unit to be designed out;
 - No tree survey or report or tree protection plan with tree retention critical component of holding onto site distinctiveness, bat survey required;
 - Landscape plan required;
 - Potential of future amenity area with schematic design for the lands and how it could be used as an amenity area;
 - Relationship between apartment block A and housing adjacent dwellings and potential negative impact of same which could be addressed by staggered height of apartment block of increasing height of dwellings;
 - Substation needs a more discreet location and screening;
 - Clear definition between public, semi-private and private spaces;
 - Boundary treatment plan, taking in charge plan and public lighting plans required.
- Policies relating to scenic views and historic landscapes outlined with future amenity area land considered to have significant potential and amenity and heritage potential of the lands should be maximised and proposed connections should be clearly outlined.
 - Requirements in respect of surface water management outlined in detail with considerations in respect of Irish Water including matters arising in respect of wastewater treatment.
 - Requirements of Sections including Roads Section outlined which includes reference to the uncontrolled junction as outlined above.

6.3.3. I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

6.4. **Response from Prescribed Bodies**

6.4.1. A response has been received from Irish Water and is appended to this report.

7.2 **Consultation Meeting**

7.2.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 8th day of April 2019, commencing at 14.15 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.

7.2.2 The main topics raised for discussion at the tripartite meeting were as follows:

1. Development Strategy for the site to include inter alia:

- layout, interfaces/urban edge and urban form
- design/distinctiveness including materials and finishes
- density
- permeability and connections – internal and external including adjoining lands

2. Vehicular access strategy

3. Site services

4. Any other matters

7.2.3 In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following: the potential for the creation of a more defined urban edge along the Maynooth Road and the potential amenity area to the north, proposals for the potential amenity area to the north, interface with the adjoining residential development and the original demesne wall, design of proposed apartments particularly having regard to their gateway location, creation of distinctive areas within the scheme by way of use of materials and finishes, calculation of density and consideration of density proposed in the context in the context of the Sustainable Residential Development Guidelines, permeability and connectivity achievable with lands to the north, adjoining area particularly services and facilities in

the wider area and existing public transport links, rationale for area hatched in red within site location plan.

- 7.2.4 In relation to vehicular access strategy, An Bord Pleanála sought further elaboration/discussion/consideration of the following: proposed access arrangements onto Maynooth Road particularly in context of development of wider KDA4 area, details outlined in report to ABP.
- 7.2.5 In relation to site services, An Bord Pleanála sought further elaboration/discussion/consideration of the following: Wastewater network constraints as detailed in Irish Water report to An Bord Pleanála (dated 29/03/2019) and Water Services report of Planning Authority (dated 19/03/2019), as detailed in Appendix B, of PA Opinion and means by which such constraints can be overcome. Surface water management and flood risk matters as detailed in Appendix B, Drainage Report of PA Opinion including the maximisation where possible of SuDS measures.
- 7.2.6 In relation to other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following: rationale for EIAR, justification for proposed crèche having regard to proximity of existing facility, Part V requirements.
- 6.4.2. 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 303827' 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.

7.3 Conclusion and Recommendation

- 7.3.1 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.
- 7.3.2 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.

- 7.3.3 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.
- 7.3.4 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 Recommended Opinion

The Board 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:

Design and Layout

1. Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation the treatment of the interface with the Maynooth Road and the potential to create a more defined urban edge along same and the treatment of the interface with the proposed amenity lands to the north; connectivity with adjoining lands including the proposed future amenity lands to the north, provision of quality, usable open space and the creation of distinct character areas within a high quality scheme should be given further consideration. In addition, further consideration/justification of the documents as they relate to the proposed design, layout and orientation of the apartment buildings including the proposed palette of material. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted

Infrastructural Constraints

2. 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 the Lower Liffey Drainage Area Plan. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these 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).

Surface Water Management and Flood Risk Assessment

3. 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 19 March, 2019 and contained in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be

prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). 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 arising from this notification:

1. A detailed phasing plan for the proposed development.
2. Screening proposals for proposed substation.
3. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal.
4. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units, public pathways and interfaces with the public realm.
5. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
6. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
7. A site layout that details any areas 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. Transport Infrastructure Ireland

3. National Transport Authority
4. Minister for Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce — the National Trust for Ireland
7. 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.

Una Crosse
Senior Planning Inspector

April 2019