



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion**

ABP-304453-19

Strategic Housing Development	210 no. houses and associated site works.
Location	Branganstown - Phase 3, Kilcock, Co. Kildare.
Planning Authority	Kildare County Council
Prospective Applicant	Glenveagh Homes Limited
Date of Consultation Meeting	24 th June 2019
Date of Site Inspection	14 th June 2019
Inspector	Erika Casey

1.0 Introduction

1.1 Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the Planning Authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

2.1 The subject site with an area of 6.25 ha is located in the townland of Branganstown to the south east of Kilcock Town Centre. The site forms part of a larger landholding that is currently under development for a residential scheme known as Ledwill Park. The permitted development comprises 210 units. There are two access points to the site. One is located to the north of the lands from Connaught Street, adjacent to the Royal Canal where a vehicular access is provided through the earlier phases of development. The second access point is from Penwall Lodge which connects to Mollyware Street to the west, where a new access road connecting to the existing access road serving the Kilcock GAA grounds and the existing Rochford Housing Estate is under construction.

2.2 The site itself is undeveloped and has a relatively level topography. To the east, are further lands zoned 'New Residential' which are undeveloped. Lands to the south are zoned 'Agricultural'. An unfinished housing estate known as Oughterany Village is located to the south east. A site proposed for the development of a school is located to the west.

3.0 Proposed Strategic Housing Development

3.1 The proposed development seeks to amend Phase 3 of a larger development previously approved under KCC Ref. 16/1345. The development provides for a revised quantum and mix of residential development to provide 210 residential dwellings including 120 no. 2 bed houses and 90 no. 3 bed houses. The application increases the number of units proposed in Phase 3 from 161 to 210, an increase of

49 units.

- 3.2 The revised layout provides for the replacement of a substantial number of detached and semi-detached units with terraced house types. The permitted layout for this phase provided for a total of 161 units comprising 4 no. 5 bedroom units, 125 no. 3 bed units and 7 no. 2 bed units. The permitted layout also included a crèche. However, it is proposed to relocate the crèche to the northern section of the site as part of a separate application to Kildare Co. Co. The layout of the development retains the established structuring principles of the permitted layout.
- 3.3 The application site adjoins the permitted Phase 1 to the east which comprises 95 dwellings currently under construction. Phase 2B comprises 95 units located to the north of the site. The permitted Phase 2A and Phase 4 development comprises a further 18 and 67 dwellings respectively.
- 3.4 The proposed development includes the provision of associated site works, including soft landscaped open spaces (10,282 sq. metres) and ancillary services and infrastructure to serve the proposed development.
- 3.5 The gross density of the development is 33.6 units per ha. It is stated in the application documentation that if the large linear open space that forms part of the subject site but that serves a larger development is excluded, the net density is 36.1 units per ha.
- 3.6 Five different house types are proposed and the mix is as follows:

Unit Type	No.	%
House Type C: 3 bed semi detached	36	17
House Type D: 3 bed end of terrace	30	14
House Type D1: 3 bed mid terrace	10	5
House Type F: 3 bed corner dwelling	14	7
House Type E: 2 bed terrace	120	57

4.0 Planning History

Planning Authority Reference 16/1345

- 4.1 Permission granted by Kildare County Council on the 10th of January 2018 for a development comprising 420 no. dwellings, a crèche, distributor road, pedestrian and road connections to Connaught Street and ancillary site works. Condition 43 (b) stated:

“No more that 100 units shall be commended until such time as contracts have been signed for BOTH:

- i) The removal of the significant wastewater infrastructural constraints downstream of the proposed development in the Lower Liffey Valley Regional; Scheme including but not restricted to the deficient concrete rising main between Kilcock and Maynooth, upgrade of the Maynooth Pumping Station and the wastewater network in Leixlip town and*
- ii) The completion of the Kilcock ring main*

Planning Authority Reference 06/2595 and 12/986

- 4.2 Permission granted in December 2007 for a development comprising 291 dwellings, 2 no. childcare facilities, distributor road and ancillary works on a site of 14.75 ha. An extension of duration permission was granted under application reference 12/986 until the 16th of January 2018.

Planning Authority Reference 19/562

- 4.3 Permission sought for a development comprising

“To amend part of a larger residential development under KCC Reg. Ref. 16/1345 known as Phase 2B that extends to approximately 3 ha in area. The proposed amendments relate to a change in house numbers and a revised housing mix together with the relocation of the previously permitted crèche (including 26 No. ancillary car parking spaces and 4 no. bicycle parking spaces) to form part of the Phase 2B development. It is proposed to reduce the previously permitted 95 no. dwelling houses (comprising 14 x two bedroom; 62 x three bedroom; 14 x four bedroom and 5 x five bedroom houses) to 87 no. houses (comprising 38 x two bedroom houses and 49 x three bedroom houses). Other works include the provision

of; ancillary car parking provision (comprising 174 no. detached parking spaces and 8 no on-street visitor parking spaces); Public Open Spaces; associated site works; infrastructure provision to include access roads (and associated pedestrian footpaths) serving the proposed dwellings which align and integrate with permitted road network under Planning Permission Ref. 16/1345.”

4.4 Decision due 14th July 2019.

To the South

Planning Application Reference 15/349

4.5 Permission was granted in July 2017 for a residential development comprising 70 dwellings at the unfinished housing estate known as Oughterany Village to the south of the site. The development consists of 35 no. 4 bed dwellings and 35 no. 3 bed dwellings together with site development works, access roadways and connections to services, provision of open space, boundary treatment and all associated site works. Vehicular access to be provided via the existing Royal Meadows Estate.

5.0 National and Local Policy

National Policy

5.1.1 Chapter 4 of the Framework addresses the topic of ‘making stronger urban places’ and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 13 provides that in urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

Section 28 Ministerial Guidelines

5.1.2 Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submission from the Planning Authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- 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 associated Technical Appendices).
- Childcare Facilities – Guidelines for Planning Authorities.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

5.2 Local Policy

Kildare County Development Plan 2017-2023

5.2.1 Under the Kildare County Plan, Kilcock is identified as a moderate sustainable growth town. It is stated that:

“These towns in the Metropolitan area will continue to have a strong role as commuter locations within the fabric of continued consolidation of the Metropolitan area. Future growth is related to the capacity of high quality public transport connections and the capacity of social and physical infrastructure. Connectivity to adjoining suburbs / towns and employment locations within the Metropolitan area is also a key requirement particularly focused on local bus / cycle/ pedestrian routes.”

5.2.2 It is detailed in the plan that by 2023, the new dwelling target will be 1,300 units. From 2023, the dwellings forecast is 3,514 units. Table 3.4 of the plan details the development capacity of identified housing lands in the county. While sufficient land is zoned to cater for the housing demands of the county up to 2023 and beyond, some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. It is identified that Kilcock has a slight oversupply of zoned lands (equating to approximately 277 units).

5.2.3 Table 4.2 sets out Indicative Density Levels. It is detailed that outer suburban locations have a general density parameter of 30 to 50 units per ha. Table 17.4, 17.5 and 17.9 set out quantitative standards for 2 and 3 bed houses regarding floor areas, storage, private open space and car parking.

5.2.4 The site is located in Northern Lowlands Landscape Character Area which is considered a Low Sensitivity Area which has capacity to generally accommodate a

wide range of uses without significant effects on the appearance or character of the area.

Kilcock Local Area Plan 2015-2021

5.2.5 Under the LAP the majority of the site is subject to the zoning objective C3: *New Residential* the objective of which is:

“To provide for new residential development in the Branganstown area of the town. This zoning provides for new residential development and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. Proposals for development of these lands shall comply with policies and objectives of the Urban Design Framework (see section 7.4.12) and with the guiding principles in section 7.4.4.1c”.

5.2.6 A small portion of the site to the south west is subject to the zoning objective F: *To protect and provide for recreation, open space and amenity provision*. The plan states:

“The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use-zoning objective include; to protect, improve and provide for recreation, open space and amenity provision; to protect, improve and maintain public open space; to preserve private open space and to provide recreational and community facilities. The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Development Plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.”

5.2.7 Section 7.4.4.1.c of the LAP refers to the Design Principles to be considered for the Branganstown lands and include:

1. *To develop a new urban neighbourhoods based on sustainable principles outlined in section 7.4.4.1.*

2. *To provide new linkages to ensure increased connectivity with the town centre, train station and adjoining neighbourhoods.*
3. *The provision of community infrastructure in the form of a reserved 3 acre site for a primary school which will be integrated and linked to the surrounding neighbourhoods and wider community by an interconnected network of streets and green linkages.*
4. *To create a high quality physical environment through the development of a coherent spatial structure comprising the following elements:*
 - a. *Perimeter block structure.*
 - b. *Central Boulevard linking to the Courtown Road along with an interconnected network of streets as outlined in Chapter 15 Urban Design, Kildare County Development plan 2011-2017 and in line with the design principles contained in The Design Manual of Urban Roads and Streets.*
 - c. *Building frontages addressing the zoned area of open space adjacent to the GAA grounds.*
 - d. *The incorporation of SuDS into the layout which is integrated into landscape proposals for the development.*

5.2.8 There is a Road Objective passing through the subject site referred to as MTO 25:
“To facilitate the future construction of the following roads and in the interim protect their routes from development: From Mollyware Street (Royal Meadows) to the Branganstown Road.”

5.2.9 A High Value Hedgerow traverses the site. A Low Value Hedgerow is noted along the north western boundary.

6.0 Forming of the Opinion

6.1 Introduction

6.1.1 Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the Planning Authority submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2 Documentation Submitted

6.2.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia: Cover Letter, Completed Application Form, Planning Report including Statement of Consistency and Part V Submission, Traffic and Transport Assessment, Design Statement, Schedule of Accommodation, Architectural Drawings, Housing Quality Assessment, Engineering Services Report, Engineering Drawings, DMURS Compliance Statement, Irish Water Pre-Connection Enquiry Letter, Landscape Report and Outline Landscape Specification, Landscape Drawings and Outdoor Lighting Report. I have reviewed and considered all of the documents and drawings submitted.

6.2.2 Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required. The applicant's case is summarised as follows:

- The proposed amendments are intended to achieve the following objectives:
 - To ensure the creation of distinct neighbourhood area in accordance with the guidance provided in the Sustainable Residential Development in Urban Area Guidelines and the Kilcock LAP.
 - An improved mix of dwelling types within the overall permitted residential development including the provision of smaller 2 bedroom houses.
 - An increase in density, consistent with national policy for sites close to public transport corridors and to promote urban consolidation.
 - To provide for efficiencies in housing construction to expedite the delivery of new homes.
- The subject site is c. 1.5km from the train station. The layout is appropriately integrated and linked with the larger neighbourhood expansion area, which is linked through an interconnected network of streets, pedestrian and cycle

routes to the town centre, train station and community infrastructure.

- The development promotes legibility, connectivity and permeability and is compliant with DMURS. The road layout facilitates the orientation of houses to encourage overlooking of public open space in a manner to ensure passive surveillance of green links and public open spaces.
- A combination of on street and off street parking has been designed into the layout providing a more animated street. The reduced level of parking to serve the 2 bed units supports sustainability objectives.
- The design intent is to create a high quality neighbourhood expansion area that is integrated with the commenced and extant phases of the parent permission and that will provide appropriately landscaped open space to meet the recreational needs of future residents whilst ensuring an attractive visual setting and associated social amenity spaces. The development provides c. 10,282 sq. m. of high quality open space (16.5% of the site).
- The development results in an increase of density on the site from 25.8 to 33.6 units per hectare. The increase in density is consistent with national policy.
- It is not envisaged that the subject development would be liable to any increased level of flood risk or result in an increased risk of flooding elsewhere.
- The floor areas of the houses meet the minimum prescribed gross floor areas set out in the Best Practice Guidelines – Quality Housing for Sustainable Communities.
- The development is consistent with the zoning objective and compliant with the specific guidance regarding the Branganstown Neighbourhood Expansion Area set out in the LAP.
- The layout would facilitate the delivery of 2 strategic linkages with adjoining areas. These proposed linkages and the integration of the proposed road network with the adjoining Glenveagh lands to the north and west will ensure good levels of connectivity with the town centre, train centre and adjoining neighbourhoods.
- The development includes the incorporation of SUDs into the layout in an integrated fashion. These measures will reduce surface water run off volumes

and improve run off water quality.

- The proposed housing mix is closely aligned and representative of the demographic trends in the area.

6.3 Planning Authority Submission

6.3.1 A submission was received by An Bord Pleanála on the 11th June 2019 from Kildare County Council. The 'opinion' of the Planning Authority included, inter alia, the following:

Planning Opinion

- Note that house types E, D and D1 do not comply with the County Development Plan minimum standards in terms of floor area and storage. The internal storage provision in house types C and F does not meet minimum standards. 10% visitor parking should be provided throughout the scheme.
- It is considered that the scheme would benefit from the inclusion of some 1 and 4 bed units.
- The open space area in the south western corner of the site is poorly overlooked by the dwellings proposed. Applicant should reconsider the layout in this area in order to improve passive surveillance.
- The density is higher than surrounding estates but is considered reasonable given its location in relation to amenities. The height and design is in keeping with the surrounding development.
- Good connectivity is proposed. Cycle and pedestrian routes are well illustrated. A central boulevard is provided which is well overlooked and provides an east west connection through the site. Provision is also made for access to the school site and to Oughterany Village.
- The distinction between character areas is subtle but effective. There is good retention of trees and hedgerows. High quality materials and boundary treatments are noted. Public realm appears to be high quality. Buildings turn corners to avoid un-supervised spaces. Detailed design is considered reasonable.
- Submission of an Appropriate Assessment is considered appropriate.

- It is recommended that the applicant carry out a Social Infrastructure Assessment. Provision could be made for other uses e.g. a corner shop in an appropriate location.

Other Technical Reports

Housing Department

- Applicant is request to re-distribute/pepper pot Part V units throughout the development.
- Some units do not comply with the County Development Plan Standards.
- The possibility of providing 1 bed units should be explored.

Water Services

- Water conservation measures should be considered and fire fighting requirements indicated.
- A revised PCE is recommended. On going dialogue with Irish Water is recommended. Note that there are foul sewer and watermain network constraints in Kilcock downstream of the development in the Lower Liffey Valley Sewerage Scheme catchment. Infrastructural upgrades are required to remove these network constraints. Condition 43b of the parent permission stipulated that no more than 100 houses should be commenced until such time as the contracts have been signed for both the wastewater network upgrade projects and the Kilcock Ring Main. It is understood that IW are advancing a Drainage Area Plan to identify solutions to these constraints to facilitate development. Implementation of the required upgrades may be on an individual site basis with the developer contributing a relevant portion of the costs as for the watermains. Note that an SHD application in Kill was refused as it was considered premature pending completion of the IW Capital Infrastructure Contract.
- Proposed water services networks should make reasonable accommodation for existing and future developments in the area that may need to discharge thereto.
- Note condition 40ii of the parent permission regarding legal consent has not

been complied with.

- Infiltration to ground shall be addressed with site investigation results and groundwater monitoring. Capacity of the constructed sewer outfall shall be adequate to accommodate connections from the proposed development taking the existing, proposed and future flows into account.
- Ground water flood risk and residual pluvial flood risk should be considered in the final SFFRA submitted with the application.

Roads Departments

- Road Safety Audit, Traffic and Transport Assessment and additional car parking are required.

Parks Departments

- An Arboricultural Impact Assessment is required and tree protection measures should be detailed.
- Clarification of land ownership is required as it relates to whether it extends to inter alia the centre line of the existing hedgerow and boundary treatment along the linear open space on the western side of the development and on the south western side of the development adjacent to Oughterany Village. Comprehensive detail of boundary treatment required.
- Clarification of land ownership is required in relation to the link road indicated on the proposed site layout plan between the subject site and the Oughterany estate to the south east and the school site to the west.
- Public open spaces particularly kick about space on the south western side of the development should be overlooked and children's play spaces provided.

Environment Section

- No objection subject to conditions.

6.4 Prescribed Bodies

Irish Water (11.06.2019)

- To accommodate this development, the applicant must upgrade an existing 100mm diameter water main to 150mm for a length of approximately 1.4km. No

third party or statutory consents are required for this upgrade other than a road opening licence. Subject to a compliant water and wastewater layout and a valid connection agreement being put in place between IW and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.

6.5 Consultation Meeting

6.5.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 29th of May 2019, commencing at 2.00 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.

6.5.2 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 with particular regard to density calculation, housing mix, layout of open space, interface with adjoining lands and crèche.
2. Water and Wastewater
3. Surface Water Management and Flooding
4. Part V
5. Archaeology
6. Any Other Matters

6.5.3 In relation to **Development Strategy**, An Bord Pleanála sought further elaboration/discussion/consideration of the following: Density and compliance with the Residential Density Guidelines in the context of the definition of net density set out in Appendix A of the Guidelines; the proposed housing mix and in particular, the provision of 1 bed units; the layout and disposition of open space; amendments to the red line boundary, the interface with adjoining lands and the need to provide appropriate connectivity between the site and the adjacent school site and Oughterany Village; location of the crèche; design of corner units.

6.5.4 In relation to **Water and Wastewater**, ABP representatives sought further elaboration/discussion regarding water and waste-water capacity and improvements proposed to address local network capacity issues; condition 43 (b) i) and ii) of

application reference 16/1345; compliance with previous conditions of parent permission.

- 6.5.5 In relation to **Surface Water Management and Flooding**, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the proposed surface water drainage measures, SUDS and the Flood Risk Assessment. The need to consider Appropriate Assessment issues was also discussed.
- 6.5.6 In relation to **Part V** An Bord Pleanála sought further elaboration/discussion/consideration of the following: the comments of Kildare County Council regarding the distribution of Part V units and the requirement for a greater mix of unit typology.
- 6.5.7 In relation to **Archaeology**, ABP representatives sought further elaboration/discussion regarding recent archaeological testing undertaken and future testing proposed.
- 6.5.8 In relation to any **Other Matters**, An Bord Pleanála sought further elaboration/discussion/consideration of the following: clarification regarding land ownership; EIA; need to address detailed design comments from the Parks Department.
- 6.5.9 Both the prospective applicant and the Planning Authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-304453-19' which is on file. I have fully considered the responses and comments of the prospective applicant and Planning Authority in preparing the Recommended Opinion hereunder.

7.0 **Conclusion and Recommendation**

- 7.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the Planning Authority and the discussions which took place at the tripartite meeting. I

have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

- 7.3 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act: **constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.**
- 7.4 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the Planning Authority, **An Bord Pleanála is of the opinion that the documentation submitted would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 8.3 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. Revised layout plan indicating clearly how an appropriate interface and connections between the proposed development and adjoining lands, particularly the school site to the west, the future residential lands to the east and Oughterany Village will be provided. Details of the necessary legal consent required to provide such future connections, particularly to the school and Oughterany Village to be provided.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
3. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian and vehicular entrances and boundary treatments.
4. Detailed schedule of accommodation and layout drawing setting out the proposed housing mix for the entire development including details of the permitted scheme and future amendments proposed. Full justification of proposed housing mix to be provided.
5. Clarification on how net density has been calculated having regard to the definition of net density set out in 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009).
6. An Archaeological Impact Assessment.
7. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
8. A site layout plan indicating all areas to be taken in charge.
9. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
10. A site specific flood risk assessment.

11. Traffic and Transportation Assessment including a Road Safety Audit and Quality Audit.
 12. Detailed infrastructural report which provides a full assessment of any potential local network capacity constraints including any constraints in the Lower Liffey Valley Catchment area and constraints in the sewer network. Where any phasing arrangements are required, details should be provided of same.
- 8.4 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. Minister for 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.

Erika Casey

Senior Planning Inspector

27th June 2019