



An
Bord
Pleanála

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

Tenancies Act 2016

Inspector's Report on Recommended Opinion

ABP- 304689-19

Strategic Housing Development

262 no. residential units (44 no. apartments and 218 houses), convenience store, childcare facility and ancillary residential facilities.

Location

Lands at Ratheven, Kilminchy, Portlaoise, Co. Laois.

Planning Authority

Laois County Council

Prospective Applicant

Thomas Kelly and Sons Group

Date of Consultation Meeting

26th July 2019

Date of Site Inspection

18th July 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 is located adjacent to the existing residential estates of Ratheven Heights, Rossdarragh Hill, Rossdarragh Glen and Lake Drive, Kilminchy. Portlaoise town centre is located c. 2.7km to the south west and Kilminchy Neighbourhood Centre is located approximately 600m south west of the site.
- 2.2 The lands in the vicinity of the site primarily comprise low density residential development. The combined school campus of Scoil Christ Ri and St. Mary's CBS is located c. 500 metres to the west.
- 2.3 The site itself is undeveloped and has a varying topography sloping downwards by 9.5 metres from the north to the south of the site. To the north, the site is bound by two detached dwellings. There is also a natural pond known as "Red Lough" located to the north. To the east, are further undeveloped lands. To the west, are the existing residential estates of Rossdarragh and Ratheven comprising primarily detached and semi-detached houses. The southern boundary is bound by a hedgerow and Lake Drive, a residential street serving further residential development to the south.

3.0 Proposed Strategic Housing Development

- 3.1 The proposed development comprises:
- 262 no. units comprising 44 no. apartments and 218 houses on a site of 8.5ha:
 - The apartments will comprise 6 no. 1 bedroom apartments; 6 no. 2 bed duplex apartments and 32 no. 2 bedroom apartments.
 - The houses will comprise 35 no. 2 bedroom units, 131 no. 3 bedroom

units and 52 no. 4 bedroom units.

- A convenience store (98.3 sq. metres) and a childcare facility (178.7 sq. metres) with ancillary outdoor play area.
- Multi use games area; private, communal and public open space provision (8,579.34 sq. m.); surface car parking (529 no. spaces); 534 cycle parking spaces; internal roads and pathways; pedestrian access points; hard and soft landscaping and boundary treatments.
- The provision of new surface water and foul drainage pipes from the site running eastwards towards a discharge point to the existing storm water pipe along the Rossdarragh development via a new attenuation tank towards the underground gravity networks which will discharge towards the southern corner of the site.
- Vehicular and pedestrian access is provided to the site through the provision of a distributor road from the west of the site joining the adjacent Ratheven View road network. A further pedestrian link is provided from the south west corner of the development to the adjacent Lake Drive.
- A new distributor access road running east from the proposed site access at Ratheven View towards the proposed roundabout junction serving the land to the south and providing a link to the future planned Northern Orbital Route to the north east.
- Services provision and related pipework; plant; electric vehicle charging points; waste management areas; signage; public lighting and all site development and excavation works above and below ground.

3.2 A 10 year permission is sought for the development.

3.3 The housing mix is as follows:

Unit Type	No.	Percentage
1 bed dwelling	6	2
2 bed dwelling	73	28
3 bed dwelling	131	50
4 bed dwelling	52	20
Total	262	100

Key Parameters

Parameter	Site Proposal
Site Area	8.5 ha
Houses	218 units (76%)
Apartments/duplex	44 units (24%)
Density	34.47 per ha
Plot Ratio	3
Site Coverage	19%
Open Space	8,579.34 sq. m
Crèche	178.7 sq. metres
Convenience Store	98.3 sq. metres
Part V	26 units on site (dispersed)

4.0 Planning History

Planning Authority Reference 10/569/Appeal Reference PL11.238447

- 4.1 Permission refused by the Board in June 2011 for a development comprising 494 dwellings consisting of 56 no. 2 bed units, 240 no. 3 bed units, 176 no. 4 bed units and 48 no. 2 bed apartments. The development also provided 350m of carriageway, including a roundabout link to the Portlaoise Northern Orbital Route; 875 metres of primary road network; 5 no. garages with a floor area of 98.9 sq. metres; 942 car parking spaces; a crèche of 359.8 sq. metres; cycle and bin stores; public open space; amenity areas; retention of freshwater pond; buffer zone including the

provision of tennis and basket ball courts; bring facility; foul and surface water drainage; landscaping; ESB substations and all associated infrastructure. The current site forms part of the lands considered in this previous application.

4.2 The reasons for refusal were as follows:

1. *Having regard to the scale and peripheral location of the proposed development, to the population target for the town of Portlaoise as set out in the Regional Planning Guidelines for the Midland Region, 2010-2022, to the extent of unfinished housing estates within its development boundary and to the existence of other areas of undeveloped land zoned for residential purposes closer to the town centre, it is considered that notwithstanding the residential zoning of the site under the Portlaoise Local Area Plan, 2006-2012, the proposed development would fail to constitute a logical and sequential expansion of the town of Portlaoise and would undermine the timely completion of the many unfinished residential estates within the development boundary. Accordingly, it is considered that the proposed development would be contrary to the said Guidelines and to the proper planning and sustainable development of the area.*
2. *On the basis of the information submitted with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to a heightened risk of flooding in the area and further downstream in the local surface water drainage system. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.*
3. *The proposed development, notwithstanding the revised phasing schedule submitted with the appeal on the 15th day of February, 2011, would result in a fragmented distribution of communal amenity open space wherein much of this open space would be of limited utility and would be in the nature of enlarged roadside verges. The proposed development would, therefore, give rise to a substandard form of development which would seriously injure the amenities of its future residents and would be contrary to the proper planning and sustainable development of the area.*

Adjacent Lands

Planning Authority Reference 18/363

- 4.3 Permission granted in July 2019 for a development comprising the construction of 16 no. 2 bed units and 25 no. 3 bed units and to retain and complete 2 blocks of 8 no. 2 bed units and all ancillary works to include connection to existing main services.

Planning Authority Reference 17/690

- 4.4 Permission granted in October 2018 for a development comprising 10 no. 2 storey dwellings and all associated site development works.

5.0 National and Local Planning Policy

5.1 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.
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Childcare Facilities – Guidelines for Planning Authorities.

5.2 Local Policy

Laois County Development Plan 2017-2023

5.2.1 Under the core strategy, Portlaoise is designated as a Principal Town and it is anticipated that the population of the town will reach 25,832 persons by 2023. The housing land requirement to meet projected growth is 78ha.

Portlaoise Local Area Plan 2018-2024

5.2.2 The subject site is within the administrative area of Laois County Council and the relevant statutory plan is the Portlaoise LAP 2018-2024. Under the plan, the site is zoned Residential 2 – New Proposed Residential: *“To provide for new residential development, residential services and community facilities”*.

5.2.3 It is stated in the plan:

“This zone is intended primarily for housing development but may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, crèches, small shops, doctor’s surgeries, playing fields etc.

The improved quality of residential areas and the servicing of orderly development will be priority. New housing and infill developments should be of sensitive design, which are complimentary to their surroundings and do not adversely impact on the amenity of adjoining residents. No piecemeal development can take place unless it does not conflict with the possible future development of the reserved development areas of the town.”

5.2.4 Section 8.1 of the plan sets out key objectives including:

- *To support and facilitate sustainable intensification and consolidation of the town centre and in established residential areas.*
- *To support and facilitate development on zoned land based on the policies and objectives of the Laois County Development Plan 2017-2023.*

5.2.5 Chapter 13 of the Plan addresses Housing and is stated:

“Following economic recovery new residential development will become a key issue for the growth of Portlaoise during this plan period. This plan places a strong emphasis on providing quality residential developments in the existing built envelope of the town.”

5.2.6 It is further detailed:

“A number of key opportunity sites have been identified within/adjacent to the town centre which is in close proximity to public transport infrastructure and are suitable for higher density developments. However, these areas are insufficient in size to accommodate the total projected population growth. Therefore, greenfield sites have been identified which are suitable for new high quality residential developments”.

5.2.7 The following policies are of relevance:

Policy H03

“Facilitate the provision of housing in a range of locations to meet the needs of the population, with particular emphasis on facilitating access to housing to suit different household and tenure needs, in a sustainable manner.”

Policy HO8

“To encourage appropriate housing development on infill and brownfield sites subject to preservation of existing residential amenity, the provision of a high quality design respecting the established character, density and layout, compliance with all traffic safety, quantitative and qualitative standards of the Laois County Development Plan 2017 – 2023.”

Policy HO12

“To ensure an appropriate and sustainable mix of dwelling types, sizes and tenures to cater for all members of society.”

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, Completed Application Form, Cover Letter, Architectural Drawings including A3 booklet, Architectural Design Statement including Housing Quality Schedule, Housing Quality Assessment, Landscape Design Rationale and Masterplan, Planning Report including Statement of Consistency, Foul and Surface Water Drainage and Water Supply Report, Traffic Impact and Transport Assessment, Lighting Proposal and Report, Verified Photomontages and CGI, Natura Impact Statement, Archaeological Impact Assessment, Hydrogeological Report, Street Lighting Design Proposal and Drawings, Stormwater Discharge Assessment.

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 development is an appropriate development which has taken careful consideration of the neighbouring form and character and is a natural extension of the existing built form. The development will deliver a logical residential extension on zoned lands which are adjacent to neighbouring residential estates and the second level schools campus.
- The proposal will provide a Distributor Link Road linking the adjacent road network with the subject site whilst also providing future opportunities to link the surrounding road network and to the planned Portlaoise Northern Orbital Route.
- The mixed tenure type proposed within the scheme represents a housing solution to the challenges of meeting the housing needs of a growing population that includes a long term move towards smaller average household size, an ageing and more diverse population.
- The site is located within the Portlaoise Aquifer Protection Zone which provides the public water supply for the greater Portlaoise and Mountmellick area and this has been carefully addressed within the accompanying Hydrogeological Report. Mitigation measures are outlined which are considered reasonable in

order to ensure minimal to no impacts are placed upon the sensitive surface and aquifer receptors.

- The site is well served by local community infrastructure and is close to existing schools, medical facilities, childcare facility, neighbourhood centre and hospital. There are also public transport links from the Laurel Court Bus Stop adjacent to Kilminchy.
- The delivery of 262 residential units will provide a density of c. 35 units per ha on a parcel of land within the town's development boundary and in close proximity to a range of services.
- Note that having regard to the population targets set out in the Portlaoise LAP, it is envisaged that a total of 2,128 additional housing units will be required by 2024. State that the 5 opportunity sites identified in the LAP for residential development will fail to provide enough housing units to meet the projected population growth. The development will assist in overcoming this shortfall. The growth strategy for future residential development in Portlaoise set out in the LAP is located to the north east and east of the town centre.
- Each house type in the scheme has different variations of external finishes. Chosen materials are easily maintainable and there is a cohesive and mixed variety to the overall layout. 10 no. unit types are proposed. 4 zones are proposed in order to create a series of dwellings which will sit appropriately into the context of the surrounding areas with heights ranging from 2 to 3 storeys. Quality open space in the form of pocket and linear parks are distributed throughout the scheme, all overlooked by housing units.
- The development is set around a network of home zones, pathways and open spaces that will be of high quality and that will provide an attractive public realm. The scheme has been designed in accordance with the 12 criteria outlined in the Urban Design Manual.
- Access to the lands will be from the north west of the site via a new local distributor road which will bisect the development with access provided linking the north-west of the site with neighbouring estates at Rosdarragh Hill and Ratheven Close. The new roundabout to the north east of the site provides for future connections from the site to lands to the east of the site and also the

possibility of the proposed Portlaoise Northern Orbital Route to the north east of the site. Pedestrian access points are proposed to link the west and south of the application site with Lake Drive and Ratheven View. The development of the site will improve connectivity and permeability within the wider settlement area.

- The scheme proposes to provide a future Bus Gate as part of the scheme. The objective of this is the provision of access through the subject site from Lake Drive for both public bus routes and school bus routes in order to improve connectivity within this part of the town.
- Scheme is compliant with NPF and particular National Policy Objectives 11, 27, 33 and 35. The development responds to the recognised need at a national, regional and local level for additional high quality housing.
- The proposed development is consistent with the core strategy set out in the County Plan and will contribute towards meeting the target of 1,824 dwellings in Portlaoise.
- The density of the development is consistent with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas which note that densities in the general range of 35-50 units per hectare should be encouraged on Outer Suburban/Greenfield Sites. Refer to section 6.11 of the Guidelines which state that for 'Edge of Centre Sites', densities should be in the range of 20-35 dwelling per hectare. The proposed density of the site has been calculated by omitting undevelopable areas (the distributor road in particular) from the overall site area to give the net developable area. The overall density has been calculated at 34.47 units per ha. The height of the development is considered acceptable having regard to the location of the site.
- Childcare facility will cater for 31 children and is consistent with the Childcare Guidelines. Submit that there is sufficient capacity in the area for existing childcare demand and that the proposed facility is adequate in catering for the future demand from the scheme.
- Development is compliant with the zoning objectives set out in the Portlaoise LAP. It will provide much needed accommodation for the projected population increase and offers the opportunity to deliver key road infrastructure and

connectivity. The density is in accordance with the LAP guidance and scheme is compliant with the policies and objectives regarding housing development.

- The development is compliant with the standards set out in the Sustainable Urban Housing: Design Guidelines for New Apartments. The development is consistent with the policies and recommendations of DMURS.
- Site Specific Flood Risk Assessment identifies that the site is completely outside any of the mapped flood zones.

6.3 Planning Authority Submission

Planning Opinion

- No objection to the principle of development. The density of development is acceptable to the Planning Authority. The development is not considered premature and will help Portlaoise reach its population target under the NPF in a sustainable manner on zoned and serviced lands.
- The development represents a logical and sequential growth of Portlaoise. Note that many of the sites zoned for Residential 2 (zoning) development currently have the benefit of planning permission. There is clear evidence that demand for housing needs to be accommodated on “Residential 2” zoned lands such as the subject site.
- Public open space provision is acceptable to the Planning Authority and the landscape strategy centres on a clear distinction between areas of public, semi private and private open space. Quality open space in the form of pocket and linear parks are distributed throughout the scheme.
- The proposed Distributor Road will provide for the future linkage for the proposed Bus Gate to connect with Lake Drive within the Kilminchy housing development to the south. The proposed improved permeability for both the towns’ public bus and school bus routes will reduce car dependency of both future residents associated with this scheme and existing residents of neighbouring developments.
- The design is appropriate and integrates well into the existing context, taking account of the suburban residential development to the north, west and south of the site as well as the open undeveloped landscapes to the east. The

scheme is considered compliant with the 12 criteria detailed in the Urban Design Manual Best Practice Guidelines, 2009.

6.4 Prescribed Bodies

Irish Water (11.07.2019)

- Subject to a compliant water and wastewater layout and valid connection agreement being put in place between Irish Water 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 Laois County Council on the 26th of July 2019, commencing at 1.30 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.

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. Principle of development having regard to the planning history of the site.
2. Development strategy with particular regard to overall site layout and architectural approach; housing mix; house typologies, finishes and materials; creation of character areas; connections and permeability; the need to create strong urban edges and appropriate public realm; road hierarchy and compliance with DMURS; landscape strategy.
3. Crèche.
4. Any other matters.

6.5.3 In relation to the **Principle of Development**, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the principle of the development having regard to the planning history of the site and the appropriate sequential development of Portlaoise. The appropriateness of a 10 year permission.

6.5.4 In relation to the **Development Strategy**, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The appropriateness of the overall layout, urban design and architectural approach. The need to create strong urban edges and appropriate public realm, clear distinct character areas and high quality housing design.
- The proposed siting of the crèche facility and possible re-location adjacent to the retail unit.
- The appropriateness of the housing mix, unit typology and house design.
- The need to provide appropriate double fronted corner units and avoidance of blank walls along road frontages and adjacent to public open space to ensure appropriate passive surveillance.
- Compliance of the scheme with DMURS, particularly with regard to the provision for cyclists and connectivity, the avoidance of cul de sacs and the proposed roundabout access to the north east of the site.
- The landscape strategy, particularly with regard to the integration of the Red Lough and boundary treatment.
- Connections and permeability and works proposed to Lake Drive to facilitate future pedestrian and cyclist facilities and implementation of same.
- The treatment and design of the distributor road and the potential to create an urban boulevard.
- Integration of the scheme with Rossdarragh Hill having regard to level differences.

6.5.5 In relation to the Crèche facility, An Bord Pleanála sought further elaboration/discussion/consideration of the justification of its size having regard to the catchment demand.

6.5.6 In relation to any **Other Matters**, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Need for a Building Life Cycle Report for the proposed apartments.
- Drainage and correspondence with Irish Water.
- Status of the Red Lough.
- Traffic matters including the status of the Northern Orbital Route and proposed bus connections and routes.

- The requirement for Schedule 7A information and EIA screening.
- Part V agreement with Laois Co. Co.

6.5.7 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 '304689' 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 all of the above, I recommend that **further consideration and/or possible amendment** of the documents submitted are required at application stage in respect of the following elements: overall development strategy particularly in relation to compliance with DMURS, urban design and the need to create strong urban edges and improve passive surveillance which are set out in the Recommended Opinion below.

7.4 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.5 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

8.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

8.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the Planning Authority, An Bord Pleanála is of the opinion that the documentation submitted requires **further consideration and amendment** to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

8.3 In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The overall urban design approach to the site to ensure:
 - That an appropriate range of housing typologies and mix is provided.
 - That high quality and innovative house design is provided with clear and distinct character areas and high quality materials and finishes.

- That the development creates strong urban edges having regard to the extent of road frontages abutting the site and an appropriate public realm/streetscape.
 - That the treatment along the distributor road is considered further to create a more appropriate urban boulevard.
 - The treatment of corners and street frontages is considered further with the provision of double fronted units to ensure an appropriate public realm and strong urban edges/streetscapes are created, blank walls and side gables avoided and better passive surveillance provide for.
 - The design and layout of the internal road layout including measures to omit parallel road to the distributor road.
 - Full compliance with the principles of DMURS including appropriate permeability and avoidance of cul de sacs, facilities for cyclists and re-consideration of roundabout access to the north east of the site.
 - That a high quality landscape strategy for the site is provided including the treatment of area adjacent to the Red Lough and boundary treatment.
 - That open spaces are appropriately overlooked and have a sense of enclosure.
 - That the development of excessively long streets with homogenous housing typologies is avoided.
 - That the crèche and retail units are appropriately located and provide for an appropriate focal point within the development.
 - Pedestrian and cyclist connectivity to the wider area. This should include detailed design proposals along Lake Drive to the south of the site.
 - That the development is appropriately integrated with Rossdaragh Hill.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

8.4 Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Detailed cross sections, including the access road from Rosssdaragh Hill to the development site and relationship of the proposed houses with existing development. All cross sections to indicate proposed ground levels, roads, public open spaces and building heights.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. 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. 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.
4. A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.
5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the NTA National Cycle Manual.
6. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
7. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

An indication of any open spaces to be taken in charge should be provided. Measures to protect trees and hedgerows to be retained on the site should be detailed.

8. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of 'Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities' (2018).
 9. A construction and demolition waste management plan.
 10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
 11. Detailed report regarding how the appropriate Sustainable Urban Drainage Systems have been incorporated into the development.
 12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.
- 8.5 Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:
1. National Transport Authority.
 2. Irish Water
 3. Minister for Culture, Heritage, and the Gaeltacht
 4. Laois County Childcare Committee

PLEASE NOTE:

- 8.6 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.

A handwritten signature in black ink, appearing to read 'Erika Casey', written over a horizontal line.

Erika Casey

Senior Planning Inspector

12th August 2019