



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
306556-20**

Strategic Housing Development	126 no. residential units (80 no. houses and 46 no. apartments), childcare facility and associated site works.
Location	Trim Road, Balreask Old, Navan, Co. Meath.
Planning Authority	Meath County Council
Prospective Applicant	ES Corella Creek Ltd.
Date of Consultation Meeting	14 th May 2020
Date of Site Inspection	13 th March 2020
Inspector	F. Fair

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority 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

- 2.1.1. The subject site of 4.5 ha is located to the south of Navan Town in the townland of Balreask Old. The lands are situated on the eastern side of the Trim Road (R161) within the urban footprint of the town.
- 2.1.2. The site immediately adjoins existing commercial and residential land uses. To the north the site adjoins the Circle K Beechmount petrol station and the Lidl supermarket. The Beechmont Shopping Centre and the Beechmont Garden Centre are to the northwest of the site. The Balreask Village housing estate sits to the west of the site on the opposite side of the Trim Road. To the south are two private dwellings fronting onto the Trim Road. At its eastern and southern boundaries, the site adjoins undeveloped lands that are currently in agricultural use, which are under the control of the applicant.
- 2.1.3. The application site is irregular in shape and encompasses 3 no. fields that are defined by hedgerows and are currently in agricultural use. The site is undulating and falls from west to east across the subject area and the wider masterplan area.
- 2.1.4. At present the lands are accessed from an agricultural entrance on the Trim Road at the south west corner of the site. There is no existing footpath at the boundary of the subject site on the Trim Road, however there is an existing footpath on the opposite side of the Trim Road. This part of the Trim Road has a 50 kilometre per hour speed limit.

3.0 Proposed Strategic Housing Development

- 3.1.1. The proposed development submitted to the Board for pre-application consultation comprises a Strategic Housing Development of 126 no. new residential dwellings representing Phase 1 of the masterplan lands located to the east of the Trim Road.
- 3.1.2. The proposed residential development comprises 35 no. 2-bedroom houses, 45 no. three-bedroom houses, 23 no. 2-bedroom own-door apartments/duplexes, and 23 no. 3-bedroom own door apartment/duplexes. The proposed development provides for a range of 14 no. dwelling types including apartments, duplex units, terraced and semi-detached houses.
- 3.1.3. The following details are noted: **Table 1**

Parameter	Site Proposal
Application Site	4.5 ha gross / 3.6 ha net
No. of Units	126
Other Uses	A creche 345 sq. m (40 childcare spaces)
Residential Density	- 28 gross units / ha - 35 net units / ha
Site Coverage	17%
Plot Ratio	0.37 (based on net site area)
Public Open Space provision:	6,575 sq. m (18%)
Car Parking	234 spaces
Bicycle Parking	211 spaces
Part V	13
Dual Aspect	All of the houses and own door apartments are dual aspect
Vehicular Access	New access from the Trim Road

Table 2: The breakdown of proposed residential unit types is as follows:

Unit Type	No.	Percentage
Two bed houses	35	28
Three bed houses	45	36
2 Bed Duplex / Apartments	23	18
3 bed duplex / apartments	23	18
Total	730	100%

4.0 National and Local Planning Policy

4.1.1. National

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’)
- ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- ‘Architectural Heritage Protection- Guidelines for Planning Authorities

- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

4.1.2. Local

The Meath County Development Plan 2013-2109 was adopted on the 17 December 2012 and came into effect on 22 January 2013. It is stated that the Plan is under review following the adoption of the RSES, and it is stated that the draft Plan will be available for review quarter 3/4 2019.

Under the current Development Plan, Navan is designated as a 'Large Growth Town I' on the top tier of the settlement hierarchy for Meath and on the same level of Drogheda Environs. It is stated that this Large Growth Town I should plan for a population up to 50,000 persons and should function as a key destination in the County that actively supports the surrounding area.

Under the Core Strategy, Navan is prescribed a housing allocation of 3,984 no. units between 2013-2019. Using an average net residential density of 45 units per hectare it is estimated that 88.5 hectares of residential zoned land will be required to accommodate this housing allocation.

Objective SS OBJ 1 of the Plan seeks to secure the sustainable development of County Meath and states that development in the County will be primarily directed to the Large Growth Towns and SS OBJ 4 seeks to ensure the consolidation of Large Growth Towns.

The other statutory Development Plan for the area is the **Navan Development Plan 2009-2015**. Under the Navan Development Plan the subject site forms part of a landbank zoned C1 'Mixed Use' with the zoning objective "To provide for and facilitate mixed residential and business uses". The Plan lists residential and childcare facility as 'Permitted Uses' on lands zoned 'C1'. Guidance provided on C1 lands states that at least 30% of a Mixed Use area shall facilitate commercial (non retail) development.

The subject site forms part of the MP8, or Master Plan 8 lands, described in the Plan as *“Lands at the Trim Road which are zoned for mixed use development”*.

Settlement Strategy OBJ 16 is prescriptive in its description of the MP8 lands, and states the following:

- » *“Master Plan 8 relates to a triangle of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Swan River. This area shall be for general development primarily providing for mixed use development and public open space/amenity and shall also provide for, inter alia, the following;*
- » *The provision of a maximum of 300 no. residential units within the life of the Development Plan on a phased basis as follows:*
 - » *Phase I shall provide a maximum of 150 no. residential units and shall provide for the provision of the extent of LDR 1 (a) contained within the Master Plan boundary. This shall adhere to an agreed alignment as provided by the Roads Authority for the provision of LDR 1 (a) in its entirety. Development may proceed and be occupied in advance of this section of LDR 1 (a) being completed subject to a traffic impact assessment indicating capacity in the local road network as required pursuant to INF OBJ 2 (c).*

The core strategy for Navan is contained in Chapter 2 of the Development Plan and seeks to support the role of Navan as the focal point for development of County Meath. This core strategy is based on the strategy for Navan under the Meath County Development Plan 2013-2019, which has been described above. It is stated that Navan is allocated 3,984 no. households up to 2019, which represents 31% of the total housing allocation for the County and requires 88.5 hectares of residential land. The Navan Plan as adopted contained 254 hectares of zoned land, giving a surplus of 165.9 hectares up to 2019.

5.0 Planning History

- 5.1.1. The review of the Meath County Council mapped planning register found that there have been no recent applications made in respect of the subject site.
- 5.1.2. An older application in respect of the site has been summarised below.

Meath County Council Reg. Ref. 94753: On the 10th January 1995 Meath County Council granted planning permission subject to 2 no. conditions for development comprising the erection of a new site entrance at Trim Road, Balreask Old, Navan.

6.0 Section 247 Consultation(s) with Planning Authority

- 6.1.1. A formal pre-application meeting under Section 247 of the Act was undertaken with Meath County Council (the Planning Authority) on the 13/02/2019.
- 6.1.2. In addition, informal consultation took place with various Departments, including the Planning Department, Transportation Department and Water Services in respect to the detailed design of the proposed development.

7.0 Submissions Received

7.1.1. Irish Water

Irish Water advises that subject to a valid connection agreement being put in place, the proposed connection to the Irish Water network for this development can be facilitated.

Irish Water has issued a conformation of feasibility for this development for 480 residential units.

In respect of water IW will only permit phase 1; 126 no. units to be connected at this time subject to the following:

- The 450mm water main which exists in the road south of the subject site should be commissioned.
- The 450mm water main should be connected to the 355mm water main in the Trim Road R161 by means of a 40m water main extension.

- The 355mm water main should be connected to the subject site by means of a 400m water main extension along the R161

All works to be carried out in the public domain by IW with the costs to be borne by the applicant. All costs will be agreed as part of the connection agreement.

In respect of Wastewater the applicant is currently permitted to connect 50 No. units via Trim Road. To connect the additional 76 no. units of Phase 1, it will be subject to the following:

- A Masterplan for 98 Kilcarn Court in accordance with Navan Strategic Wastewater Infrastructure Plan including trunk sewer layout, confirmation if pump stations are required, sewer depth and cover and additional 76 No. units to flow east.
- A PWSA is required for detail design of S-13 sewer to connect 98 Kilcarn court to Dublin Road Pump Station as well as assessment and approval of the Masterplan. Initial findings of this report may be required prior to approval of the Masterplan.

IW confirms that the applicant is currently engaging with IW in respect of entering into a PWSA and has submitted a Masterplan for review. The outcome of the studies and investigations as part of the PWSA will confirm any infrastructure upgrades and third-party consents which may be required.

IW confirms that subject to compliant water and wastewater layout and a valid connection agreement being put in place between IW and the developer, the proposed connections to the IW network (s) can be facilitated.

8.0 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.

9.0 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, design statement, architectural design statement and accompanying drawings, Environmental report and EIA Screening Report, Habitat Report, Engineering Planning Services Report and drawings, Landscape rationale and drawings, Archaeological Assessment, Utility Report, Part V Information, Planning report and statement of consistency, Outline CEMP, Flood Risk Assessment, NIS, Traffic Impact Assessment and a Letter of consent from Meath County Council. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 Planning Authority Submission

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Meath 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 4th March 2020.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, planning history; site location, Development Plan Policy and zoning, principle, density, design, layout and residential amenity, boundary treatment, landscaping, Traffic Impact, access and parking, public lighting, water services, waste management, Part V and Taking in Charge, Childcare, Cultural and Archaeological Heritage, AA and EIA, together with appendices containing reports of internal departments.

The report addresses the following:

- Justification required for only residential use and creche proposed in terms of Mixed Use zoning (30% Of the site area for commercial (non-retail) development).

- A Masterplan is required to be agreed with the p.a. prior to any application being submitted, ensuring the proposed development site integrates fully in terms of pedestrian, cyclist and vehicular permeability with the lands to the south and east and LDR1a would be required.
- Potential to increase the density of 35 / ha given proximity to the town centre and the potential rail station, sustainable use of serviced zoned lands.
- Mix of units could be increased.
- Incorporate frontage onto the Trim Road
- Better address roadway and footpath and provide passive surveillance of Trim Road
- Buildings to better address the proposed main access road
- Justification for dwelling gables and 2 m high walls facing the proposed access roadway.
- Visual Impact Assessment required regard being had to views from Trim Road and Link Road, Character areas and quality of finishes.
- Precise details of hard and soft landscaping, useable and meaningful public open space, quality audit and way finding.
- Details relating to landscape design, play rational and provision, the quantum and quality of the open space provided, accessibility.
- Pedestrian and cycle facilities and ensure compliance with DMURS
 - Hierarchy of streets
 - Perpendicular parking along the main link street revised
 - Oversized turning bays may encourage adhoc parking
 - Several long cul de sacs
- Transportation Assessment, Mobility Management Plan, Connectivity and Car Parking
 - Junction sightlines; street hierarchy, street geometry, road markings and signs and surface treatment; swept path drawings.

- Clarity on the treatment of the termination of the Link Road with the future LDR1(a) in the in-term.
- Road Safety Audit required
- Clarity with respect to creche car parking requirement.
- Cycle storage for apartments, visitor parking
- Pedestrian desire lines
- Main Link Street Access, relocate the access road proposed to the southern portion of the MP8 lands further away from the Trim Road / Proposed Development Road Access intersection.
- Mobility Management Plan required
- Creche Access Road to be moved
- Construction Management Plan
- Surface water treatment and disposal (a lot of issues raised by the p.a.)
- Art work, Estate Name and Broadband to be conditioned.
- Foul Sewer Drainage Project Works Service Agreement (PWSA) is required with IW
- Part V requirements
- Consultation with:
 - Inland Fisheries Ireland
 - National Parks and Wildlife Service
 - Department of Culture Heritage and the Gaeltacht

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

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place by way of conference call on the 14th May 2020, commencing at 2.30 pm. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Justification for the Urban Design Strategy, Layout (DMURS) (Open Space) and Mix proposed.
2. Density in the context of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' 2009.
3. Visual Impact Assessment
4. Transportation Assessment, Mobility Management Plan, Connectivity and Car Parking
5. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála, dated 3rd March 2020.
6. Appropriate Assessment (AA)
7. Any Other Matters

11.1.2. In relation to Justification for the Urban Design Strategy, Layout and Mix proposed An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification for only residential use and creche use in terms of C1 Mixed Use zoning of the site.
- Status of the Masterplan for the MP8 Lands required by the p.a. ensuring the proposed development site integrates fully in terms of pedestrian, cyclist and

vehicular permeability with the lands to the south and east and Roads Objective LDR1a.

- Status of Roads Objective LDR1a and its alignment through and configuration with the subject lands.
- Details relating to landscape design, play rational and provision, the quantum and quality of the open space provided, regard being had to Meath County Development Plan requirements, and accessibility.
- Justification for Mix of 2 and three bed, only, units proposed.
- Justification for dwelling gables and 2 m high walls facing the proposed access roadway, with and perpendicular car parking along the access roadway.
- Justification for the set back and gables of dwellings fronting onto the Trim Road

11.1.3. In relation to Density in the context of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' 2009 An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Potential to increase the density of 35 / ha given proximity to the town centre and the potential rail station, sustainable use of serviced zoned lands in an Urban Area.

11.1.4. In relation to Visual Impact Assessment, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarification on views from Trim Road and Link Road, details of Character Areas and Quality of finishes.

11.1.5. In relation to Transportation Assessment, Mobility Management Plan, Connectivity and Car Parking An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Justification of pedestrian and cycle connectivity and ensure compliance with DMURS
- Proposal for pedestrian and cycle connectivity to the north west of the site to provide a direct desire line with the town centre.
- Hierarchy of streets to reflect DMURS
- Consideration of perpendicular parking along the main link street revised
- Consideration of oversized turning bays
- Consideration of layout and design which incorporates long cul de sacs.

11.1.6. An Bord Pleanála sought further elaboration/discussion/consideration of the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála, dated 3rd March 2020.

- Details of construction phasing
- Details of pedestrian desire lines
- Further consideration of the Main Link Street Access, relocation of the access road proposed to the southern portion of the MP8 lands further away from the Trim Road and the proposed development road access intersection.
- Further consideration of the Creche Access Road.
- There is a need for a Mobility Management Plan
- There is a need for a Construction Management Plan
- Details of drainage and flood Risk - impacts on water quality
- Clarify issues pertaining to drainage connections and agreements with IW and the Drainage Department of Meath County Council
- There is a need for an Otter, Badger, Bat and Bird Survey to be carried out.

11.1.7. In relation to Appropriate Assessment (AA), An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- It is noted that an NIS was submitted.

11.1.8. In relation to any other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Clarify issues pertaining to Part V requirements.
- Drainage and Flood Risk
- Clarity in terms of site services being located with Open Space zoned lands.
- Consideration whether material contravention issues arise.
- Consultation required with
 - i. Inland Fisheries Ireland
 - ii. National Parks and Wildlife Service
 - iii. Department of Culture Heritage and the Gaeltacht

11.1.9. 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-306556-20' 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.

Submission from Irish Water

11.1.10. Irish Water has issued a Confirmation of Feasibility which confirms that subject to a compliant water and wastewater layout and a 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, subject to upgrade works to the Irish water network to be agreed with IW and paid for by the developer, see section 7.1.1 of this report above.

11.1.11. 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. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

12.0 Conclusion and Recommendation

- 12.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 12.1.3. Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires **further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

13.0 Recommended Opinion

- 13.1.1. 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.

13.1.2. 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.**

13.1.3. 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. Density

Further consideration/justification of the documents as they relate to the density in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such edge of centre/ Greenfield sites. Particular regard should be had to need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Navan town centre, with its established social and community services and potential rail station. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

2. Development Strategy, Masterplan Requirement and Layout

Further consideration of the documents as they relate to the Meath County Development Plan requirement for a Masterplan to be agreed with the planning authority in advance of any application. Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in

relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; the creation of a defined urban edge along the new link road; connectivity with adjoining lands; provision of quality, usable open space and the creation of character areas within a high quality scheme should be given further consideration. Two meter high walls facing the proposed access roadway, perpendicular car parking along the main link street, over sized turning bays and long cul de sac should be minimised (or eliminated). Residential units set back from and siding onto the Trim Road should be further considered, or design rationale justified at application stage should this layout be maintained. The development should provide for a positive contribution to the public realm along the Trim Road frontage and the new proposed link road or design rationale justified at application stage should the current proposals for the interface along the Trim Road and link road be maintained. In addition, further consideration/justification of the documents as they relate to the proposed housing mix, having regard to the proportion of two and three bed units within the overall proposed scheme. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted

3. Site Access and Roads Layout

Further consideration of the documents as they relate to vehicular, pedestrian and cycle access, the desire line connectivity with Navan town to the north west of the site, the main link street access and its connection with the LDR1A distributor road proposed, future connection with the southern and eastern portion of the MP8 lands and the creche access road. This consideration and justification should have regard to the County Development Plan requirement for a Masterplan for the overall MP8 lands and DMURS. The layout should prioritise pedestrian and cycle access in compliance with DMURS. The revised strategy should clearly demonstrate that regard was had to the 12 criteria as contained in the 'Urban Design Manual – A best practice guide' that accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

4. Infrastructure

Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development. In particular, the need to satisfy all issues, consent processes and 3rd Party consents as raised in Irish Water submission dated 10/03/20.

The documentation at application stage should clearly indicate the proposals to address the constraints relative to the construction and completion of the proposed development have been fully agreed with Irish Water. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to any infrastructure upgrades and third-party consents which may be required).

5. Surface Water Management and Flood Risk Assessment

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 3rd March 2020. 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.

- 13.1.4. 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. Cross sections and other drawings, as necessary, at an appropriate scale, which detail the interface between the proposed development with the Trim Road to the west and the proposed development with the new link road/street and its connection with Roads Objective LDR1A to the south and east.
2. A detailed phasing plan for the proposed development.
3. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal.
4. A detailed Habitat survey and Bat survey, with survey work carried out at optimum time for such species / habitat.
5. Construction and Demolition Waste Management Plan
6. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.

13.1.5. 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. Irish Water
2. Department of Culture Heritage and the Gaeltacht
3. National Parks and Wildlife
4. Inland Fisheries Ireland
5. Transport Infrastructure Ireland
6. An Taisce
7. Heritage Council

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.

Fiona Fair
Senior Planning Inspector
25.05.2020