



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-306944-20**

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<b>Strategic Housing Development</b>	194 no. residential units ( 114 no. houses, 80 no. apartments) and associated site works.
<b>Location</b>	Western Side of Millicent Road and Southern side of Prosperous Road, Clane, Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Prospective Applicant</b>	Debussy Properties Ltd.
<b>Date of Consultation Meeting</b>	28 <sup>th</sup> May 2020
<b>Date of Site Inspection</b>	24 <sup>th</sup> May 2020

**Inspector**

Una O'Neill

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## 1.0 Introduction

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

## 2.0 Site Location and Description

- 2.1. The subject site, with a stated site area of 6.2ha, is located to the southwest of the centre of Clane, Co. Kildare. The site is to the south of the R403 Prosperous Road and to the west of Millicent Road. The site is currently in agricultural use and comprises the eastern half of a large open agricultural field, roughly rectangular in shape, with a narrow long overgrown access point from the north from Prosperous Road, with this entrance being between the GAA club house/pitch and a residential dwelling. There is also an existing agricultural access directly from the Millicent Road, with a detached dwelling along the northern field boundary and associated heavy planting along this boundary. On the opposite side of Millicent Road is a new residential development known as Hemmingway Park, which has been partially completed. There is a footpath along the boundary of the site with Millicent Road, linking the site back into Clane town centre. There is a continuous footpath on the northern side of Prosperous Road to the town centre, with a pedestrian crossing west of the site to facilitate crossing of pedestrians to/from the GAA club/schools. The footpath is not continuous along the southern side of the Prosperous Road toward Clane town centre.
- 2.2. The site is bounded by hedgerows to the east, north and south, with heavy planting in particular along the shared boundaries with the neighbouring GAA club.

### 3.0 Proposed Strategic Housing Development

3.1. The proposed development is for the construction of a residential development, comprising 194 units (114 houses and 80 apartments). The proposed development includes the provision of a new link street through the site connecting the R403 Prosperous Road and Millicent Road, together with the closing up of the existing entrance to the Clane GAA club from Prosperous Road and the provision of a new entrance to the Clane GAA club from the proposed new link street.

3.2. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
Application Site	6.2ha
No. of Units	194 (114 houses; 80 apartments)
Density	35.9 units per hectare
Public Open Space	8990 sqm / 15%
Height	2 storey dwellings; six duplex blocks, 3 storeys in height
Car Parking	330
Bicycle Parking	144
Vehicular Access	Proposed link street through the site connecting Prosperous Road to the north to Millicent Road to the east

3.3. The breakdown of unit types as submitted by the applicant is as follows:

Unit Type	1 bed	2 bed	3 bed	4 bed	Total
Houses			83	31	114
Apartments	12	40	28		80
	12	40	111	31	194
% Total	6%	21%	57%	16%	100%

## 4.0 Planning History

### Application Site

ABP Reg. Ref. PL 09.223737 (KCC Reg. Ref. 051625) – Permission refused for construction of 148 dwellings and 48 apartments in four three storey apartment blocks, together with a distributor relief road from Millicent Road to Prosperous Road, a single storey crèche, on a site of 8.33 ha. Reasons for refusal related to wastewater capacity and proposal for a temporary on site treatment system.

### Recent SHD Applications in Clane Town:

ABP-304632-19 – Permission GRANTED for 366 dwellings at Capdoo Clane.

ABP-305905-19 – Permission REFUSED for 305 dwellings at Brooklands Housing Estate/Alexandra Walk.

## 5.0 Policy Context

### 5.1.1. Project Ireland 2040 - National Planning Framework

- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Planning Objective 13: In urban areas, planning and related standards, including, in particular, 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.
- National Policy Objective 27: Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising

walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.

- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

#### 5.1.2. **Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the following policy documents and Section 28 Ministerial Guidelines are relevant:

- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009) and the accompanying Urban Design Manual: A Best Practice Guide (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2013)
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices') (2009)
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.

#### 5.2. **Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031**

Under the RSES a Dublin Metropolitan Area Strategic Plan (MASP) has been prepared to manage the sustainable and compact growth of Dublin. The MASP area covers 7 local authorities, including Kildare. The aim of the Dublin Metropolitan Area Strategic Plan is to deliver strategic development areas identified in the Dublin Metropolitan Area Strategic Plan (MASP) to ensure a steady supply of serviced development lands to support Dublin's sustainable growth.

The following policies are of relevance:

**RPO 3.2:** Promote compact urban growth - targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.

**RPO 4.1:** Settlement Hierarchy – Local Authorities to determine the hierarchy of settlements in accordance with the hierarchy, guiding principles and typology of settlements in the RSES.

**RPO 4.2:** Infrastructure – Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the RSES.

Clane is identified as a Self-Sustaining Town in the RSES. Such towns are defined as towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. Clane is identified as one of the towns recording the highest growth rates in the country over the last ten years (>32%), and which have lower levels of employment provision.

### **5.3. Local Planning Policy**

#### **5.3.1. Kildare County Development Plan 2017-2023**

5.3.2. The development plan Core Strategy identifies Clane as a ‘Small Town’ in the settlement hierarchy. The role of a ‘Small Town’ is to develop as a key local centre for services, with levels of growth to cater for local need at an appropriate scale, and to support local enterprise to cater for local demand. The Core Strategy allocates 2.4% of Kildare’s housing growth to Clane over the period 2017-2023. Housing unit allocation for Clane provides for 780 additional units over the period 2016-2023.

#### Draft Variation No. 1 of the Kildare County Development Plan 2017-2023

5.3.3. Draft Variation No. 1, published on 9th January 2020, proposes amendments to the development plan in accordance with Project Ireland 2040, the National Planning Framework and the Eastern and Midlands RSES.

5.3.4. The proposed amendments include a revised settlement hierarchy whereby Clane is designated as a ‘Small Town’, at a lower level in the hierarchy than Key Towns, Self-



Sustaining Growth Towns and Self-Sustaining Towns. The 'Preferred Development Strategy' set out in section 2.7 of Variation No. 1 is to achieve critical mass in the MASP area and measured growth in the Self-sustaining Growth Towns and Self-Sustaining Towns, also to establish a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations. Section 2.11.5 of Variation no. 1 states:

Sallins, Kilcullen, Kill and Clane have received the Small Town designation. They contain local service and employment functions such as convenience retail, proximate to larger urban centres. The Council will seek to supply new local employment opportunities.

5.3.5. The revised settlement hierarchy set out in Table 3.3 of Variation No.1 indicates a target of 145 no. dwellings for the remainder of the plan period to 2023. Section 3.6 of Variation no. 1 deals with development capacity. It notes that some Towns, Villages and Settlements have surplus zoned land relative to the Core Strategy allocation. These will be reviewed through the relevant land use plan.

5.3.6. The CE Report submitted with the application notes that a CE Report in relation to the Draft Variation was submitted to the members on 4<sup>th</sup> March 2020, however due to ongoing Covid 19 arrangements, this has not yet been considered.

5.3.7. **Clane LAP 2017-2023**

- Zoning Objective C New Residential Infill – 'to provide for New Residential Development'.
- The site is designated a Key Development Area (KDA) in the LAP – KDA5.
- Table 4-2 of the LAP outlines the residential capacity of the lands:
  - KDA 5 – net area of 5.3ha, estimated residential capacity of 158 units, at an estimated density of 30 units per hectare.
  - A note applies which states 'figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of the site characteristics and local sensitivities.
- Section 12.2.5 – a design brief has been prepared for KDA 5:

### Vision:

The consolidation of the urban area of Clane through new residential development delivering connectivity between the Prosperous Road and Millicent Road and maximising opportunities for better supervision and connectivity to open space/amenity area.

### Connectivity/Movement:

Provide road link between Prosperous Road and Millicent Road. Achieve vehicular, pedestrian and cyclist permeability throughout the development area. Facilitate provision of direct pedestrian/cycle links to sports grounds and potential links to unzoned lands to the south. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.

### Built Form:

Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the perimeter. Buildings 2 – 3 storey height with transition in scale from existing residential development. This KDA is likely to accommodate medium density residential development in the order of 30 – 35 units per hectare. Given the proximity of the site to the town centre, where the quality of the design and layout is particularly high, higher densities may be appropriate.

Landscape and Spaces: Provide min. 15% of New Residential area as public open space. Retain natural heritage and Green Infrastructure features through incorporation into areas of open space and boundaries of residential development. Incorporate natural heritage and Green Infrastructure features in addressing flood risk and preparation of SuDs strategy.

### Section 13.2 Phasing for KDA 5 Millicent:

- Provide road link between Prosperous Road and Millicent Road.
- Provide pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.

## 6.0 Section 247 Consultation(s) with Planning Authority

- 6.1. It is stated by the prospective applicant that a formal pre-application consultation took place with the planning authority on 24<sup>th</sup> July 2019. Issues were raised in relation to, inter alia, DMURS and the design of the link street; integration of link street with existing pedestrian facilities on Prosperous Road and Millicent Road; requirement for TTA, RSA and swept path analysis; car parking; policies and objectives of the Clane LAP and the county development plan; mix of dwellings; net density area; active frontage to Millicent road together with an attractive boundary treatment/landscaping detail; tree protection measures; play facilities; and part V provision.

## 7.0 Submissions Received

### Irish Water

Irish Water has issued a Confirmation of Feasibility for this development.

## 8.0 Forming of the Opinion

- 8.1. 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.

### 8.2. Prospective Applicant's Case

#### Documentation Submitted

- 8.2.1. 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, a Cover Letter, Completed Application Form, Planning Report and Statement of Consistency, Environmental Report, Architectural Design Statement, Housing Quality Assessment, Architectural Drawings, Part V Details, Cultural Heritage Screening Report, Letters of Consent,

Traffic and Transport Assessment Report, Infrastructure Design Report, Preliminary CMP, Site Specific Flood Risk Assessment, DMURS Compliance Statement, Engineering Drawings, Landscape Rationale, Landscape Design, and Tree Survey Report.

8.2.2. 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. This statement has been submitted, as required.

8.2.3. I have reviewed and considered all of the documents and drawings submitted.

### **8.3. Planning Authority Submission**

8.3.1. In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Kildare County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 15<sup>th</sup> April 2020.

8.3.2. Kildare County Council's opinion included a description of the site and proposed development, details of pre planning meetings, planning policy context, and an assessment of the proposed development. The content of the report is summarised as follows:

#### Planning Assessment

- Principle of development acceptable. Noted that a draft variation to the Kildare County Development Plan is currently before the members and this reduces the dwelling target figure for Clane.
- Density and plot ratio acceptable and in accordance with Clane LAP.
- Public open space at 14.5% is just under the requirement for 15%.
- A Statement of Housing Mix as required by the development plan has not been submitted.
- Transportation section states there is a shortfall in parking of 38 spaces for the duplex units.

- Housing section has an issue with proposed part V units.
- Submitted childcare demand assessment not acceptable. There is not sufficient capacity to accommodate additional childcare demands created by a new development in Clane. Input from Kildare Childcare Committee is required.
- Overall site layout acceptable.
- Site layout should indicate pedestrian/cyclist linkages and crossing points within the scheme and across adjoining roads.
- Retention of hedgerow opposite entrance to Clane GAA grounds required. All trees/hedgerows to be retained should be clearly shown on the site layout plan.
- Overall, it is considered that the location of the duplex units provides an urban edge to the link street and OS2 is appropriately located and adequately overlooked. However, rear elevation of duplex block F is orientated toward the road, this should be reorientated to provide an active edge, sense of enclosure and a pedestrian friendly environment. Side elevations to duplexes A, B and D and side elevation of the end terrace units in the southeast corner of the site should be reviewed.
- Street design to comply with DMURS.
- OS8 to the northwest a concern given lack of overlooking and side elevation of unit type A/boundary wall onto the space.
- A phasing plan required detailing how open spaces to be delivered with units. Details of bin storage for terraced units to be provided.
- Reference to internal report of FCC Parks Section.

The report concludes that the planning authority is of the opinion that while the proposal is acceptable in principle there are a number of issues that require further consideration:

1. Draft Variation 1 of the County Development Plan 2017-2023 – proposal would exceed potential housing target limits for Clane, as envisaged in the draft variation. It is noted the permitted developments in the town already exceeds the draft variation figure.
2. A number of key frontages should be revised, including side elevation to house type area to NW; side elevations of Duplex Block F, A and B to

increase number of windows; provision of a west side elevation to Block D; end terrace of SE dwelling.

3. Inadequate supervision of open space to the northwest.
4. Reorientation of duplex Block F to face the link street.
5. Site layout plan to show plot number of units; tree to be removed and retained; hedgerow opposite Clane GAA to be retained; pedestrian/cyclist linkages through the development and onto adjoining roads, including crossing points within the scheme.
6. Crèche required. Input from Kildare County Childcare Committee required.
7. Statement of Housing Mix required.
8. Detailed phasing plan required.
9. Response to report of Transportation Section of Kildare County Council.
10. Response to report of Parks Section of Kildare County Council.
11. Response to report of Water Services Section of Kildare County Council.
12. Response to report of Housing Section of Kildare County Council.

#### Summary of Internal Reports

- Housing Dept Report: Type of part V provision unacceptable, preference for house/maisonette units; storage provision in unit B1 and House Type C not acceptable. Attic storage is not considered acceptable.
- Water Services Report: Water and wastewater constraints affect the site. Statement of design acceptance from IW required. Concern with surface water strategy; submitted SSFRA to be in accordance with PSFRMG.
- Roads Report: Not in favour of residential development and open space facing onto the link road and concern with a number of access points. Shortfall of parking for the duplex units. Not in favour of parking spaces serving the SE corner houses directly off Millicent Road. Revised drawings required. Lighting specifications to be submitted. Stage 1/2 RSA required.

- Parks Report: Section drawings required to show levels, underground services and attenuation areas. Landscape proposals should be revised in this regard. Requirements regarding seating design and play are equipment.

## 9.0 The Consultation Meeting

9.1. A Section 5 Consultation meeting took place via conference call on the 28<sup>th</sup> May 2020, commencing at 09.30 am. 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.

9.2. 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. Planning Policy Context.
2. Transportation and Movement Strategy – function and design of link street; connections within and to the local street network.
3. Layout, Design and Residential Amenity – design of duplex units; open space design and passive supervision; boundary to Millicent Road; western boundary of site to zoned public open space; mix of unit types and dominance of three bed unit type.
4. Childcare Provision.
5. Irish Water capacity constraints and timelines.
6. Surface Water Management and Flood Risk Assessment.
7. Any Other Matters.

### 9.2.1. Point 1

In relation to planning policy context, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Kildare County Development Plan 2017-2023, proposed Variation 1, timescale for consideration of the variation, and potential impact on Clane LAP 2017-2023.

### 9.2.2. **Point 2**

In relation to transportation and movement strategy, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Function and design of link street – importance of the function of the route as a street and not as a distributor road highlighted, with requirement for compliance with DMURS, low traffic speeds, additional design measures to be considered to slow traffic, additional pedestrian crossings north to south of the street from within the scheme, as well as importance of a strong urban edge.
- Car parking and proximity to junctions within the site.
- Access for four of the houses from Millicent Road from southeast and requirement for road safety audit.
- Traffic calming measures along Millicent Road to be considered.

### 9.2.3. **Point 3**

In relation to layout, design and residential amenity, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Design of duplex units – consideration to be given to redesign with access from both sides of the blocks to address streets on both sides and improve public realm and passive surveillance/activity to the streets.
- Open space design and passive supervision – consideration of boundaries with open space and issues of overlooking/passive surveillance from dwellings. Further consider positioning of bin/bicycle storage buildings and impact on passive surveillance and use of the open space, in particular in relation to open spaces no. 6 and 7.
- Boundary to Millicent Road – important to have active frontage and high quality boundary. Proposed duplex units back onto the road, a high retaining wall/railing is proposed, and also blank side boundary of houses to northeastern edge, all of which would result in a poor public realm.
- Western boundary of site to zoned public open space – consider whether connectivity/overlooking is required.



- Consider buildings that turn corners and their boundary walls, with no blank walls opposite each other/dominating the street.
- Mix of unit types and dominance of three bed unit type – justification of mix of typology is required, setting out applicant’s argument that not all the three beds are houses but some are three bed apartments, providing for choice in apartment provision.

**9.2.4. Point 4**

In relation to childcare provision, ABP representatives sought further elaboration/discussion/consideration in relation to requirement for a childcare facility in accordance with LAP and national guidance.

**9.2.5. Point 5**

In relation to Irish Water timelines and timelines, ABP representatives sought further elaboration/discussion/consideration in relation to current timelines for delivery of infrastructure and whether third party lands involved in water services upgrade.

**9.2.6. Point 6**

In relation to Surface Water Management and Flood Risk Assessment, ABP representatives sought further elaboration/discussion/consideration in relation to flood risk information submitted, justification test, and queries from the Water Services Department of Kildare County Council.

**9.2.7. Point 7**

In relation to Any Other Matters, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Boundary treatment around the site.
- Link street from the north to include pedestrian/cyclist facilities and retention of hedgerow. To discuss further with PA how this is to be achieved.
- Cultural heritage mitigation measures outlined in submitted report in relation to the cross to northeast of site, along grass verge with Millicent Road.

9.2.8. 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-306944-20', 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.

## 10.0 **Assessment**

- 10.1. 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.
- 10.2. 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.
- 10.3. 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 as set out in the recommended Opinion below.

### **Conclusion**

- 10.4. 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.
- 10.5. 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.

## 11.0 Recommended Opinion

- 11.1. 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.
- 11.2. 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.**
- 11.3. 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. Design and Layout:
    - a. Further consideration of the design of the proposed duplex blocks and impact on the public realm, with option of design whereby there is access from both 'front' and 'rear' elevations to the street.
    - b. Further consideration of the level of development to the northeast corner of the site with Millicent Road having regard to site levels, impact on ground and finished floor levels, and consideration of boundary treatment with Millicent Road and impact on the public realm.
    - c. Further consideration of design, layout and overlooking of all public open spaces.

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

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

1. Detailed drawings, cross-sections, elevations and additional CGIs of the site to demonstrate that the development provides an appropriate interface with the adjoining roads and internal streets, and provides for a quality public realm with an appropriate level of overlooking of all streets and open spaces.
2. 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, including its specific planning policy requirements.
3. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
4. A schedule of car and bicycle parking provision.
5. An updated Childcare Demand Analysis.
6. Response to issues raised in reports from Transportation, Water Services, Parks and Housing Departments of Kildare County Council, as set out in Appendix B Internal Reports of the PA Opinion dated 14<sup>th</sup> April 2020.
7. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a

consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. 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.

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Una O'Neill  
Senior Planning Inspector

8<sup>th</sup> June 2020