



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307214-20

Strategic Housing Development

265 no. residential units (174 no. houses, 91 no. apartments), childcare facility and associated site works.

Location

Site to the South and East of the R148 and abutting the Junction 8 roundabout of the M4, Boycetown, Kilcock, Co. Kildare.

Planning Authority

Kildare County Council

Prospective Applicant

Teresa Monaghan

Date of Consultation Meeting

23rd of September 2020.

Date of Site Inspection

10th of September 2020.

Inspector

Karen Hamilton

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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 site (c. 7.4ha) is located to the south west of Kilcock town. The site comprises of agricultural fields and is bound to the north by the M4 Interchange, Junction 8. The site has frontage along the R148 to the north and the R148 to the east and slopes upwards from south to the north towards the motorway interchange. Development between Kilcock Town Centre and the subject site comprises mainly of residential developments. Pedestrian access is currently available into the town, along the R148.
- 2.2. A recent SHD application has been granted to the south of the site (ABP 306826-20) for 345 no residential units and a crèche. A spine road, listed as an objective of the development plan (MT025), traverses both the subject site and the adjoining site to the south, with future connection to the R148 at the north.
- 2.3. Boycetown Court, a residential estate, bounds the site to the north east and comprises of two storey detached dwellings The former St Patricks Church, (a Protected Structure), also adjoins the site to the north of the site. The church has been converted to a private dwelling and a previous refusal on the site related to the impact of the proposal on this protected structure.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development comprises of 265 no. residential units (174 no. houses, 91 no. apartments), childcare facility and associated site works. Two no. vehicular

accesses are proposed along the R148 at the north and east. The proposal includes connection onto the adjoining permitted SHD application (306826-20) which is contiguous to the site.

3.2. Key Development Parameters

Parameter	
Application Site	7.568 ha
No. of Units	265
Density	35 per ha
Height	2-3 storeys
Crèche	Two storey (no area stipulated)
Car Parking	533 spaces (508 residential, 14 visitor & 11 crèche)
Public open Space	12,372m ² net area excluding duplex area (16%)
Common Space (duplex)	1,295m ²

3.5. Unit Mix proposed.

	Houses	Duplex	Apartments	Total	
1 bed	-	-	9	9	3.4%
2 bed	34	-	36	70	26.4%
3 bed	102	30	-	132	49.8%
4 bed	38	16	-	54	20.4%
Total	174	46	45	265	

4.0 Planning History

PL09.246663 (Reg Ref 16/233)

Permission refused for 190 houses and crèche for the following reasons:

1. Deficiency in water services and public sewerage facilities and those constraints involved in the delivery.
2. Premature pending the necessary road infrastructure improvements in the area.
3. The site is located in a transitional zoning area, where it is necessary to avoid development which is detrimental to amenity and the proximity of the site to the former St Patricks Church (a Protected Structure (B05-08) to the undulating nature of the site and the proposed location of the dwellings in close proximity to the boundary. The layout of the scheme, as proposed, would impact significantly the character, setting and residential amenity of the occupiers of the Protected Structure (dwelling).

Of note is that Irish Water recommended a refusal for this permission pending the completion of the Kilcock rising main as the proposed upgrade was not scheduled under the IW Draft Investment Programme 2017-2021.

Site to the south SHD 306826-20

Permission granted for a SHD of 345 no. residential units and crèche with access from the Brayton Park to the south to the edge of the site.

Condition of note relevant for this proposal includes:

- C3 - The proposed link road required to comply with roads objective MT025, between Bawnogues to the M4 interchange, shall be designed and constructed in accordance with the NRA, Design Manual for Roads and Bridges.

Irish Water issued a design of acceptance for 345 no dwellings subject to the applicant undertaking any additional upgrades required for those projects scheduled for completion in Q4 2021.

North of the site on the opposite side of the R148

PL09.226889 (Reg Ref 06.2152)

Permission granted for 50 no single storey industrial units with access off the R148.

This permission has expired although the entrance is referenced on some of the submitted documentation.

5.0 Relevant Planning Policy

5.1. Section 28 Ministerial Guidelines.

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Design Standards for New Apartments – Guidelines for Planning Authorities' (updated 2018)
- Spatial Planning and National Roads Guidelines (DoECLG), 2012
- Design Manual for Urban Roads and Streets'
- The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- Childcare Facilities Guidelines for Planning Authorities'
- Urban Development and Building Heights – Guidelines for Planning Authorities', (2018)

5.2. Kildare County Development Plan 2017-2023 (as amended)

Variation No 1 of the CDP: Kildare County Council adopted a Variation to the Kildare County Development Plan 2017-2023 (Variation No.1) in June 2020.

The changes in Variation no 1 reflect the changes in the national and regional policy and the information relevant to Kilcock is summarised below:

- Kilcock a large scale strategic and economic development area of the MASP.
- Kilcock is a self-sustaining town with high levels of population growth and a weak employment base.

- Table 3.3- Settlement Hierarchy – Population and Housing Unit Allocation 2020-2023
 - Seven settlements types are listed for the County of which five include zoned lands.
 - Kilcock is designated as a Self-Sustaining town which is one of 6 towns within the third tier of the settlement hierarchy.
 - The NDF 2026 Pop Growth in housing units for Kilcock is 562.
 - Dwellings target 2020-2023 is **241**.

Density

- LUDO 1- ensure densities in line with the national guidance for sustainable residential developments
- LUD 1- Promote residential densities appropriate to its location and surrounding context.
- Table 4.1- Guidance on appropriate locations for new residential developments.
 - Outer Suburban or Greenfield at the edge of large towns should make efficient use of lands.
 - Edge of sites within small towns should be in the range of 20-35.
- Table 4.2- Indicative Density Levels
 - Large towns (>5,000) outer suburban/ greenfield- 30-50 units per ha

5.3. Kilcock Local Area Plan 2015-2021

The site is located on lands zoned for both residential and open space as detailed below:

- Objective C – New residential, where it is an objective “*To provide for new residential development in the Braganstown area of the town. This zoning provides for new residential development and other services incidental to residential development*”.
- Objective F3 – Open Space where it is an objective “*To preserve a buffer zone from the Motorway*” with the planting of forestry encouraged.

Residential & Design

- Map 3 - Urban Design Framework Plan provides an indicative layout for the future development of these lands.
- Section 7.4.4 - Expansion Areas is directly relevant to the site.
- Figure 28 provides an indicative layout for Bawnogues and Enfield Road Expansion Lands.
- Table 10 – the site is identified as Site Ref. 1 of the LAP where 23ha of land is identified for approximately 690 units within a maximum density of 30 units per hectare.
- Map 3- list of sites for residential development.

Site Specific Roads Objective

- Map 7 of the Transport Objectives Map
- **MT0 25-** Site-specific objective: “To facilitate the future construction of and protection of route- ‘From the Bawnogues to the M4 interchange’
- Car parking Standards as per Sections 6.4.6 and 19.4.1 of the development plan.

Water

- SI 21- To require site surface water attenuation measures of a development is likely to cause flooding or potentially destructive storm surges in existing water courses.
- SIO 19- To ensure that no surface either temporary or permanently is permitted to discharge to the canal or its feeders without written consent from Waterway Ireland.

Flooding

Map 8- Flood Risk Map

The site is located on lands where it is a requirement for any development to be accompanied by a Site-specific flood risk assessment to indicate the following:

- Indicate and quantify the loss of floodplain storage from any development proposal,

- Provide compensatory storage located within or adjacent to the proposed development,
- Indicate measures to ensure water vulnerable elements will not be flooded,
- Ensure existing flood paths for flood waters will not be compromised.

6.0 Section 247 Consultation(s) with Planning Authority

- 6.1. The applicant submits that 2 no. S 247 meetings were undertaken on 12th of September 2017, 17th of May 2018 and further discussions relating to the pumping station location on the 13th of December 2019.
- 6.2. Notes from one pre planning meeting, 12th of September 2019 and one transport pre planning meeting 27th of June 2018 accompanied the PA submission.
- 6.3. Notes from one S 247 meeting on the 17th of May 2018 accompanied the applicant's submission.
- 6.4. Notes from both meetings are as summarised below:
- IW should confirm their position on foul water as this is a critical issue.
 - There was no need for an EIA although a screening report was required.
 - A letter of consent from land owner was required to connect to the water main.
 - TII should be contacted with regard their position on the roads design.
 - All works should be included in the red line boundary.
 - Individual houses should not access directly onto the spine road and the spine road should align with the proposal to the south.
 - Turning bays should be re-examined to ensure future pedestrian/ road connections to adjoining lands.
 - Part V compliance.
 - There are exposed rear gardens to the north of the site.
 - Rear of public open space between the front of the house and car park spaces is not acceptable.

- Proximity of crèche to the roundabout need looked at.
- The next step was a pre application with ABP and a list of measures to be addressed as part of the pre application was agreed.
- Impact on the protected structure.
- Layout and design of the scheme.
- Dominance of car parking.
- Part V.
- Permeability throughout the site.
- Elevation treatments.

7.0 Prospective Applicant's Case

7.1. The application is accompanied by a statement of consistency with ministerial planning guidelines, other relevant strategic planning policy and local development plans and local area plans.

7.2. The following assessments have also been undertaken:

- Archaeological Impact Assessment,
- Noise Assessment,
- Architectural Heritage Assessment,
- Tree & Hedge Survey Report,
- Appropriate Assessment Screening,
- Visual Impact Assessment.

8.0 Planning Authority Submission

8.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Kildare County Council, submitted a note of their section 247 consultations with the prospective applicant, the planning history of the site, the relevant planning policy relating to the proposal and their

opinion on the key issues arising. These were received by An Bord Pleanála on 24th of June 2020 and are summarised below:

Variation No 1

- The dwelling target for Kilcock is 241 units.
- No additional head room is applicable for the town of Kilcock.
- The applicant has not addressed the issue of Core Strategy in the submission.

Quantitative Assessment

- The density (31 gross and 35 net) is generally acceptable.
- The plot ratio (0.34pha) is generally acceptable.
- The open space allocation is above the required 15% (16.34%).
- A statement of housing mix should accompany the application to demonstrate the need for a certain type of unit mix.
- The minimum space standards within some of the units provided has not been met (house type C & B).
- Private amenity space for the apartments/ duplexes is not always indicated.
- 2 no car spaces are generally provided and on street parking is not recommended.

Qualitative Assessment

- 20 m set back from the M4 interchange is not considered acceptable & Kildare County Development Plan indicates a requirement for 91m setback from motorways.
- Require a buffer between the motorway interchange and dwellings.
- Open space should have regard to passive surveillance.
- The buffer zone between the development and interchange should be increased.
- The character areas are acceptable.

- The protected structure has not been designed into the scheme which is a missed opportunity.
- Landscaping should be provided.

Crèche

- The location of the crèche at the entrance is inappropriate and would not create a sense of arrival to a residential area and may impact on the traffic speeds.
- The crèche at the entrance may facilitate double parking on the proposed link road.

Housing

- The Part V agreements should be addressed prior to lodgement of any application as per the housing report
- The apartments and duplexes have no lifts as per building regulations.
- There should be a greater mix of 1 bedroom and 2 bedroom apartments at ground floor or a lift core.

Transport

- The road connection to other lands is in accordance with the Kilcock LAP.
- The internal road north of the spine road is not DMURS compliant.
- The applicant should consider using undercroft parking to remove the on-street parking.
- Detailed design required for roads objective MT0 25 between the Bawnouges and R148/M4 interchange.
- A 4 arm roundabout at the junction onto the R148 is required and at a standard to NRA Design Manual.
- Road layout shall comply with DMURS.
- Pedestrian & Cycle permeability between the site and the Royal Canal is required.
- A TIA should be submitted.

- Pedestrian and cycle connectivity throughout the site required.
- Cycle parking for the crèche should be provided.
- A Toucan VRC crossing is required on the MT025.
- An Acoustic Design Statement should be submitted with the application.
- Road Safety Audit required.
- Noise Impact Survey required.
- Construction Management Plan required.

Water Services

- Notwithstanding the IW submission the Kilcock ring main should be completed prior to any connection being sanctioned.
- The applicant should maximise the certainty surrounding the timescales for completion and other consents required e.g. road opening licences.
- There are no circumstances where effluent storage and off peak pumping will be allowed to mitigate the lack of network capacity.
- The proposed water supply is through third party lands as part of an SHD application.
- A Statement of Design Acceptable (SoDA) from IW approving the waste water and water supply must be submitted with any application.

Surface Water

- The surface water information submitted is indicative and preliminary in nature.
- The surface water information does not maximise compliance with GDSDS stormwater design principles.
- Surface water design should account for long term flooding potential
- Cumulative impact and impact on watercourses should be included.

Flooding

- A Site Specific Flood Risk Assessment (SSFRA) is required.

- Flood risk should include the water proposals.
- Water Services Division is available for all discussions on technical issues.

Parks

- A qualified arboriculture consultant should be appointed for the proposal.
- A Tree Survey Plan, Survey Schedule and Arboriculture Impact Assessment, Tree Constraints Plan, Tree Protection Plan & method statement is required.
- The landscape plan shall include native planting along the north west boundary adjacent to the former St Patricks Church and consult with the owners for appropriate boundary treatments.
- There should be no areas of no- man land.

9.0 Irish Water

- 9.1. A submission was received from Irish Water to state that a confirmation of feasibility has been issued to the applicant for 270 no. dwellings subject to upgrade works to the IW network as summarised below:

Waste Water

- IW are currently securing consents for upgrade of the waste water (bridge and canal crossings) construction is expected to start 2023 and complete 2025.

Water

- The upgrade of the Kilcock main link is currently on the capital investment plan and IW are currently securing consents and wayleaves with delivery of the project schedule for 2022.

10.0 The Consultation Meeting

- 10.1. A Section 5 Consultation meeting took place at the via Microsoft teams on the 23rd of September 2020, commencing at 09.30am. 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.

1. Core Strategy, inter alia, Variation No. 1 of the Kildare County Development Plan 2017-2023.
2. Traffic and Transport, inter alia, proposed spine road, access onto the R148 and DMURS compliance.
3. Development Strategy, inter alia, urban design, open space, building design, phasing, density and location adjoining a protected structure.
4. Water, Waste water and surface water, inter alia, Irish Water and Planning Authority.
5. Any Other Matters.

10.2. In relation to the **Core Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The recent Variation of the Kildare County Development Plan 2017-2023, the alterations to the population allocation for Kilcock in the Core Strategy and the necessity for a justification for residential at this location.

10.3. In relation to the **Traffic and Transport**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The design of the entrance onto the R148 to the north of the site having regard to the Roads Objective MT025 which requires a spine road through the site to serve Kilcock town.
- The design of the spine road which will connect into and extend from the road required as per condition No 3 of the adjoining permitted SHD 306826-20.
- The design and layout of the internal road network, having regard to design of the spine road through the site, the use of parallel roads, inclusion of cul-de-sacs and the necessity to comply with the DMURS principles promoting permeability and connectivity.
- Car parking rationale and the location of parking along the proposed spine road and abutting open space areas.

10.4. In relation to the **Development Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The proposed density of 35 units per hectare, the densities required in the national guidance “Guidelines for Planning Authorities: Sustainable Residential Development in Urban Areas (2009) and the density of the adjoining SHD application (44units per ha).
- The location and layout of the communal and public open space , the provision of high quality functioning open space, the public space provision along the motorway and the permitted SHD site to the south and the orientation of dwellings onto open space areas to provide passive surveillance.
- The indicative layout in Kilcock Local Area Plan, the layout of the dwellings fronting onto the spine road and the necessity for a strong urban edge, the layout and orientation of the different dwelling groupings, the Part V requirements, the set back from the motorway and compliance with the Urban Design Manual.
- The design approach of the apartment development, the use of three storeys, the potential for increased heights to enable place making opportunities.
- The location of the crèche at the entrance beside the R148 and the absence of any drawings or documentation.
- The previous refusal on the site, the location beside a protected structure and the integration of the public open space along the boundary with St Patricks Church.

10.5. In relation to the **Water, Waste Water & Surface Water**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The upgrade to the water infrastructure network, the Irish Water submission, the timescale for the delivery of the Kilcock Main Link and the potential connection with the water network for the recently permitted SHD application adjoining the site.
- The upgrade of the waste water network, the Irish Water Submission, the delivery of the upgrades in the capital investment programme by 2025 and the phasing of the proposed development.
- The preliminary nature of the surface water design, the inclusion of a groundwater monitoring programme and any water course and drainage channels within the site or around the boundaries.

10.6. In relation to the **Any Other Matters**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The need for a school impact assessment to provide an assessment of the capacity available.
- The absence of any design submitted for the crèche and the importance of a high quality design solution having regard to the dominant location at the entrance of the site, off the R148.

11.0 Assessment

11.1. 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.

11.2. I have examined all of the information and submissions before me including the documentation submitted by 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.

Conclusion

11.3. 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.

12.0 Recommended Opinion

12.1. The Board refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents

submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

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

1. Core Strategy and Land Use Zoning

Further consideration and/or justification of the documents as they relate to core strategy and Variation No. 1 of the Kildare County Development Plan 2017-2023. The submitted documentation should address the higher level planning policy, including inter alia, the adopted RSES for the region. The consideration/ justification of documentation should cross reference the appropriate design strategy necessary to comply with national guidance for sustainable residential development. In addition, any references to promotion of development and the circumstances of Kilcock, including those relating to the availability or otherwise in the town of housing, development land, employment, commercial or social services, should be based on verifiable facts. The prospective applicant should satisfy itself that any application complies with section 8(1)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, regarding the material contravention of the provisions of the development plan other than zoning

2. Development Strategy

Further Consideration and/or justification of the 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 inclusion of an appropriate density necessary to comply with national guidance promoting compact urban form within settlements which have been identified for growth.
- The design and interface of the proposed development as it relates to the R148 along the north and north east of the site and also the proposed spine road through the site (Objective MT025). Particular regard should be given to the requirement to create a high quality design response to the site with a strong urban edge, high quality materials and finishes and appropriate interface with the public realm to ensure satisfactory pedestrian and cyclist movements.
- The layout of the public open space to ensure the provision of functioning open space areas integrating and complimenting the existing designated public open space at the north west of the site and providing high quality public realm throughout the proposal.
- The treatment of corners and street frontages to be considered further with the provision of a variation of building heights, 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 provided for.
- The design and location of the crèche having regard to any amended scheme and the provision of a spine road through the site.
- A suburban development which can reflect compliance with the 12 criteria in the Urban Design Manual.

3. Design Manual for Urban Roads and Streets (DMURS)

Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The

internal road layout should require measures to avoid the use of parallel roads. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Submission of Irish Water confirmation for any upgrades/ and or consents deemed necessary for the delivery of both the water and wastewater infrastructure.
2. A Traffic and Transport Assessment.
3. A design for the spine road through the site to comply with Road Objective MT 025 in the Kilcock LAP 2015-2021. The design should have regard to the adjoining SHD permission (306826-20), the requirements of the Roads Department, the connection onto a regional route to the north R148 and the standards in the NRA Design Manual.
4. A Site Specific Flood risk Assessment to comply with the requirements of the Kilcock Local Area Plan 2015-2021.
5. A visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site. Additional CGIs of the development when viewed along both sections of the R148 and adjoining permitted and existing residential development, should be provided.
6. A childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
7. A Noise Impact Assessment and the justification for any setback along the motorway and those polices in the development plan.
8. A Road Safety Audit.

9. A Construction Environmental Management Plan.
10. 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. Report should address measures to protect existing trees and hedgerows to be retained.
11. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the Spine Road (MT025), the internal road network, water and wastewater infrastructure, public open spaces, surface water management proposals and Part V provision.
12. Part V proposals.
13. Surface Water Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
14. Submission of a School demand assessment providing details on the current and/or proposed capacity in Kilcock and the surrounding area.
15. Submission of all boundary treatments around the perimeter and within the site. Proposals will integrate any existing and/or proposed treatments on the adjoining residential developments.
16. 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.

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. Irish Rail
3. Meath County Council
4. Kildare County Childcare Committee
5. Transport Infrastructure Ireland.
6. National Transport Authority
7. Minister for Culture, Heritage and the Gaeltacht (built heritage)
8. Heritage Council (built heritage)
9. An Taisce — the National Trust for Ireland (built heritage)

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.

Karen Hamilton
Senior Planning Inspector

16th of October 2020