



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307438-20

Strategic Housing Development

Demolition of structures, construction of 246 no. residential units (112 no. houses, 134 no. apartments), childcare facility and associated site works.

Location

Lands to the north of the R125 in the townlands of Dolandstown and Newtownmoyaghy, Kilcock, Co. Meath.

Planning Authority

Meath County Council

Prospective Applicant

Glenvela Limited Partnership acting through its General Partner Glenvela GP (Jersey) Limited

Date of Consultation Meeting	02 nd October 2020
Date of Site Inspection	03 rd September 2020
Inspector	Rónán O'Connor

1.0 Introduction

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

2.0 Site Location and Description

- 2.1. The site comprises an irregular shaped plot of land (17.5 ha) situated to the east of the Rye Water, to the north-east of Kilcock town centre. The site primarily consists of a number of fields previously in agricultural use, with the majority of the field boundaries defined by established, mature trees and hedgerows. The north-eastern portion of the subject site incorporates 2 no. dwellings (1 no. single storey and 1 no. dormer bungalow) on the western side of the R125.
- 2.2. The town of Kilcock is located approximately 30km from Dublin City and to the north of the M4 Motorway. It has a population of 6,093 persons (2016 census). The town is served by the Dublin-Galway/Sligo railway line. It is noted that Kilcock Town centre is located in the administrative area of Kildare Co. Council. However, the subject site is located on the Meath side of the town and is within the administrative area of Meath Co. Council.

3.0 Proposed Strategic Housing Development

3.1. The development will consist of the following:

- Construction of 246 no. dwellings, ancillary landscaped open space and a childcare facility, together with a strategic link street connecting the R125 (Dunshaughlin Road) and the R158 (Summerhill Road) and significant areas of riverside linear park/wetland habitat along the Ry Water.
- Demolition and clearance of all structures on site (2 no. dwelling houses and ancillary structures)
- Vehicular and pedestrian connections to adjoining lands, together with all ancillary car parking and bicycle spaces, internal streets and all associated and ancillary infrastructure, landscaping, boundary treatments and development works.
- The proposed housing mix comprises 28 no. one bed dwellings, 116 no. two bed dwellings, 73 no. three bed dwellings and 29 no. four bed dwellings.
- The proposed houses vary between two and two and a half storeys and are contained in the north-eastern residential development site, proximate to existing dwellings along the R125 at the eastern boundary. 4 no. three to four storey simplex/duplex blocks (Apartment Block A) are provided along the western boundary of the north-eastern residential development site.
- The southern residential site incorporates a part four, part five storey duplex/simplex/apartment block (Apartment Block B) and includes a childcare facility (491 sqm) at ground floor level.
- Approximately 10.3 ha of public open space (59% of the overall subject site).

Parameter	Site Proposal
Application site	17.5 Ha
No. of Units	246
Residential Density	42.4 unit/ha
Height	2 to 5 storeys
Car Parking	273 (residential)/ 7 (crèche)

Vehicular Access	North-eastern site: From proposed distributor road linking the Summerhill Road and the R125 Southern site: From the R125
Part V	25 units
Other Uses	Creche 492 sq. m.
Public Open Space	10.3 Ha comprising: <ul style="list-style-type: none"> • Parkland 4.1 Ha • Wetland 5.6 Ha • Pocket Parks 0.4 Ha • Communal 0.2 Ha

4.0 Planning History

- 4.1.1. There are a number of infrastructure and residential applications in which are of relevance. There are detailed below.

On site

PA Reg Ref DA110457 - Grant a ten-year permission for infrastructural works which included *inter alia* the construction of a section of the proposed Kilcock Distributor Road and flood mitigation works

On adjacent site

PA Ref. DA110346 - Grant a ten-year planning permission for infrastructural works which included *inter alia* the construction of a section of the proposed Kilcock Distributor Road and flood mitigation works

Other relevant SHD Applications

Newtownmoyaghy, Kilcock, Co. Meath

ABP Ref 306309-20 Refuse Permission for 575 no. residential units (388 no. houses, 187 no. apartments), creche and associated site works for one reason relating to flooding.

Townlands of Commons West, Boycetown and Kilcock (adjacent to the existing Brayton Park estate), Kilcock, Co. Kildare

ABP Ref 306826-20 Grant permission for 345 no. residential units (69 no. duplex units, 182 no. houses and 94 no. apartments), creche and associated site works.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. 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 and other national policy documents 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 Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets
- Childcare Facilities Guidelines for Planning Authorities
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices)

Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES-EMRA)

5.1.2. The primary statutory objective of the Strategy is to support implementation of Project Ireland 2040 - which links planning and investment through the National Planning Framework (NPF) and ten year National Development Plan (NDP) - and

the economic and climate policies of the Government by providing a long-term strategic planning and economic framework for the Region.

- 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.

5.1.3. Kilcock lies within the Dublin Metropolitan Area (DMA) – 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.

5.1.4. Key Principles of the Metropolitan Area Strategic Plan include compact sustainable growth and accelerated housing delivery, integrated Transport and Land Use and alignment of Growth with enabling infrastructure.

Meath County Development Plan 2013-2019

5.1.5. The subject site is located in the administrative area of Meath County Council and the operative Development Plan is the Meath County Development Plan 2013-2019. Under the settlement strategy, Kilcock is identified as a Moderate Sustainable Growth Town.

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5.1.7. It is detailed that the function of such towns is to serve the rural hinterland as market towns. It is also stated that they should develop in a self-sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and

service provision in these towns will be an important factor in determining the appropriateness of new housing. These towns need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.

Objective SSOBJ11 states:

- 5.1.8. “To ensure that Moderate Sustainable Growth Towns develop in a self-sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.”.
- 5.1.9. Under the Core Strategy, Kilcock is designated a household allocation of 398 units at an average net density of 35 units per hectare. The quantity of residential zoned land required is stated as being 11.4 hectares. CS OBJ5 seeks to ensure that the review of Town Plans and Local Area Plans to achieve consistency with the core strategy of Meath County Council Development Plan 2013-2019 will only identify for release during the lifetime of the Meath County Development Plan the quantity of land required to meet the household projections. The overall goal is to achieve a model of sustainable urban development through the promotion of an appropriate range of uses and sensitive enhancement of the natural environment where healthy, vibrant and diverse communities can grow. Under Objective SP3 it is detailed that lands identified with A2 “new residential” land use zoning objective but qualify as residential Phase 2 (post 2019) are not available for residential development within the life of the plan.
- 5.1.10. Variation Number 2 has introduced land use zoning objectives and an Order of Priority in to the Meath County Development Plan 2013-2019, which will manage the release of residential and employment lands for 34 no. centres/groups of centres across the county, including Kilcock.

Draft Meath Development Plan 2021-2027

- 5.1.11. According to the submission from Meath County Council the new Meath County Development Plan is due to be adopted by Members in April 2021. Of particular note is that it is proposed to retain the zoning of these lands i.e. A2 Residential – (designated as Residential Phase II post 2026) and F1 ‘Open Space’.

5.1.12. The Draft Core Strategy allocates 180 units for Kilcock to 2026. The total extant units (included completed) is 180 units.

Kildare County Development Plan 2017-2023

5.1.13. Although located within the administrative area of Meath County Council, the following objectives of the Kildare County Plan and Kilcock LAP are noted. Under the Kildare County Plan, Kilcock is identified as a moderate sustainable growth town. It is stated that:

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

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

Kilcock Local Area Plan 2015-2021

Under Policy CSO 1 it is stated:

“To monitor the scale, rate and location of newly permitted developments to ensure compliance with the core strategy with regard to population targets in order to achieve the delivery of strategic plan led and coordinated balanced development within the town.”

6.0 Forming of the Opinion

6.1. 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 submissions and the discussions which took place during the tripartite

consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

- 6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, *inter alia*, the following:

Completed application form; Planning Report & Statement of Consistency; Material Contravention Statement; DMURS Technical Note; Aborigicultural Assessment Survey; Architectural Design Statement; Housing Quality Assessment; Landscape Rationale; Traffic and Transport Assessment Report; Preliminary Construction Management Plan; Ecological Technical Note; Infrastructure Design Report; Site Specific Flood Risk Assessment; Environmental Report; Drawings.

- 6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. This statement has been submitted, as required. I note also a Material Contravention Statement has been submitted. It is further noted that it is the prospective applicant's intention to submit an Environmental Impact Assessment Report (EIAR), as stated in the submitted Environmental Report.
- 6.2.3. I have reviewed and considered all of the above mentioned documents and drawings.

6.3. Planning Authority Opinion

- 6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Meath County Council, submitted a copy of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. The planning authority's opinion is set out below. Where internal reports have been received, the contents of same are summarised under the relevant issue.

Principle

- Note that specific objectives within the subject site include the provision of amenity walkways through the F1 Open Space zoned lands, footpath facilities along the R125 at the eastern boundary of the site and a roads objective for the provision of a distributor road connecting the R125 with the L6228.
- Note that lands identified with an A2 'New Residential' land use zoning objective but qualified as 'Residential Phase II (Post 2019)' are not available for residential development within the life of this Development Plan.
- Sets out an overview of residential lands in Kilcock. Of the core strategy allocation of 398 units, there are c175 extant units, of which 105 have been completed or under construction. The balance of the core strategy allocation is c118 units.
- Refers to the allocation within the Draft Plan which is 180 units. Notes that the total extant units is 180 units.
- Notes that the zoning proposed in the Draft CDP for the subject site is consistent with the zoning that currently applies to the subject site in the current CDP. However, some of the subject lands have been de-zoned due to an identified potential flood risk.

Density, Dwelling Types and Mix

- Notes that the appropriate density will be determined by the quality of residential environment, compliance with standards, nature of the site, need to protect existing character and amenities, public transport provision, physical landscape feature and infrastructure capacity, including social and community facilities.
- Mix is acceptable.
- Layout, design and overall quality is considered to be high/delivers housing that is highly desirable and fulfils housing need across a range of sectors.
- Supports such developments subject to compliance with the County Development Plan.

Open Space, Landscaping and Play Areas

- Quantum and quality of public open space provision acceptable.
- Meets standards in relation to private open space.

- Communal open space must not be unduly overshadowed.

Transport (including summary of internal report from Transportation Department)

- Junctions between R125 and the proposed distributor road north east and south east to the immediate vicinity of the site should also be assessed in the TIA.
- Applicants should utilise the same trip rates for houses for the apartment units.
- Applicants should consider the cumulate impact of adjacent development on the distributor road and the wider road network.
- Development should be phased in a manner to ensure pedestrian and cyclist facilities over the Meath Bridge are delivered prior to the full opening of the proposed section of the Distributor Road.
- Applicant should provide a design solution to extend the proposed distributor road to connect with the roundabout junction on the R158 to the west of the site and to connect with the R125 to the northern boundary of the site.
- Applicant should undertake a Stage 1 Quality Audit.
- Insufficient car parking provided/ Additional cycle parking required.
- Remove the proposed blocked-in/in line car parking spaces for the dwellings/parallel parking provided in the homezones are difficult to access and should be relocated elsewhere.
- Measures to prevent unauthorised use of the emergency access route.
- Applicant should widen the R125 as necessary along the eastern boundary of the site to provide a 6m wide carriageway with a 2m min grass verge and 2m footpath.
- The boundary of the site along the R125 between the entrance to the southern side and Meath Bridge should be setback to provide a 6m min carriageway width, 2m cycle way and 2 footpath.
- Additional details in relation to horizontal alignments, visibility splays, turning movements, vehicle cross overs, taking-in-charge, swept paths is required.

Site Services

- Surface Water - Additional details in relation to SuDS measures are required including flow control device, discharge rate, a BRE 365 result, hydrocarbon interception, location of the attenuation basin, permeable paving and non-return valve.

Flood Risk (including summary of Internal Report from Senior Executive Engineer)

- Development site is within Flood Zones A and B.
- Justification Test is required/Carried out for Link Road Only/Should be applied for the entire development.
- Flood Zones A, B and C have not been established.
- Without modelling for the undefended scenario, the statement that all dwellings proposed by the subject application are in Flood Zone C it is not acceptable.
- Discrepancy between the SSFRA report and the drawings - the finished floor levels in the North Eastern portion of the development on the drawings show FFLs well in excess of the levels quoted in the report/ requirement of Finished Floor levels to be above the 100 year plus Climate Change flood level plus freeboard of 500mm.
- Not shown clearly that Emergency access is available
- Guidelines require for highly vulnerable development to be in Flood Zone C which is on lands above the 0.1% AEP with Finished Floor levels above the 1% plus Climate Change plus appropriate freeboard (in this instance 500mm).
- SSFRA Does not include an assessment of the scenario of culvert blockages.
- Applicant should establish the extents of Flood Zones A and B on the site
- Flood Emergency Plan required.

AA/EIAR/Ecology

- ABP should consider the requirement for a Natura Impact Statement.
- Recommended that ABP consult with Inland Fisheries Ireland (IFI) and the National Parks and Wildlife Service (DCHG)
- Note an EIAR is required.

Childcare/Education

- ABP is invited to consider the suitability of the proposed childcare facility and related car parking.
- ABP is invited to consider the Educational requirements (National and Secondary Schools) as a result of this proposal.

Other

- Recommendations set out in relation to artwork/estate naming/broadband/archaeology.
- Internal report from Environment attached – recommends conditions in relation to waste and pollution during construction and operation.
- Internal report from Housing Received in relation to Part V – agreement to be reached with Developer in relation to Part V provision.
- Internal report received from Public Lighting – Landscape plan is premature pending the completion of the lighting design/tree planting to does not allow for an efficient lighting design.

Submission of Irish Water (IW)

- Notes that IW has no infrastructure in this area and does not currently have any plans to provide the necessary infrastructure.
- In order to accommodate the proposed connection(s) at the development, upgrade works are required to increase the capacity of the network. These works would include the upgrade and extension of the existing network to 250mm, for approx. 550 metres. The cost of which will be borne by the applicant and or any consents the responsibility of the applicant.
- Irish Water is aware of an alternative connection(s) option via third party infrastructure. If the applicant proposes to connect this site to the 3rd party infrastructure relevant agreements from third parties will be required and third party infrastructure must be of sufficient standard.
- If the applicant is proposing to connect via 3rd party lands, then ahead of any application to the Board, the applicant must provide details of above to IW.

6.4. Consultation Meeting

6.4.1. A Section 5 Consultation meeting took place via Microsoft Teams on the 02nd October 2020, commencing at 09:30. 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 based on the agenda that issued in advance and contained the following issues:

- Principle (including zoning/phasing/core strategy/density)
- Transport including required pedestrian and cycle infrastructure upgrades/roads proposals/permeability
- Design and Layout/Residential Standards/Open Space Strategy
- Flood Risk/Site Services (including surface water/foul/water supply)
- Social Infrastructure (including childcare/school provision)
- Environmental Screening
- Any other matters

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 307438-20' 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.

7.0 Conclusion and Recommendation

7.1.1. 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.

7.1.2. 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.

- 7.1.3. Having regard to all of the above and to the preliminary nature of the submitted documentation, I recommend that **further consideration and/or possible amendment of the documents submitted are required** at application stage in respect of the following elements – Principle of Development; Existing and Proposed Road, Pedestrian and Cycle Infrastructure.
- 7.1.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires **further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.1.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1. 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.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the

opinion that the documentation submitted requires **further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.

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

1. Principle of Development

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out the full rationale for the development of these Phase 2 lands; the appropriateness of the subject lands for the scale of development proposed having regard to the position of Kilcock in the settlement hierarchy; demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council, and having regard to the location of the site relative to existing built-up area of Kilcock; full details of the extent of existing and proposed infrastructure to serve the subject area.

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

2. Existing and Proposed Road, Pedestrian and Cycle Infrastructure

Further consideration of documents as they relate to existing and proposed road, cycle and pedestrian infrastructure serving the site.

In relation to the proposed distributor road, the extent of road being delivered by the applicant should be clarified and the timescale of delivery set out in any application documentation. Any upgrades to existing road infrastructure in the vicinity of the site, where required, should also be set out in the application documentation. In this regard, details of a design solution to extend the proposed distributor road to connect with the roundabout junction on the R158 to the west of the site and to connect with the R125 to the northern boundary of the site should be provided at application stage.

In relation to pedestrian and cycle infrastructure, pedestrian and cycle access points are indicated to the north-east, east and south-east, of the proposal site, onto the R125, where no existing pedestrian or cycle infrastructure exists. The appropriateness of same needs to be justified in any future application and/or additional pedestrian and cycle infrastructure should be provided on the R125 to the north-east, east and south-east of the site, where appropriate.

In addition, reference is made within the pre-application documents to proposed pedestrian and cycle upgrades to the Meath Bridge, which provides access to the town of Kilcock, and which currently does not have any cycle and pedestrian paths. The mechanism of delivery of these upgrades and the timescale for delivery should be clearly set out in any application documentation.

In addition to the above, details of phasing of development is required which demonstrates that adequate road, pedestrian and cycle infrastructure is in place before occupation of the units, including but not limited to the distributor road, any required upgrades to the R125, and pedestrian and cycle infrastructure on Meath Bridge.

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

Specific Information

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. Additional details and/or revised proposals in relation to Transport issues, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23rd July 2020) namely; the highlighted deficiencies of the submitted Traffic Impact Assessment; the need for appropriate phasing of the development; the need for a Stage 1 Quality Audit; additional details relating to horizontal alignments, visibility splays, turning movements, vehicle cross overs, taking-in-charge and swept paths.

In addition to the above, further justification and/or revised proposals in relation to the quantum of car parking provided and the nature of car parking provided to House Types A and the parallel parking provided within the Homezones, having regard to the comments of the Planning Authority in their submitted opinion, and having regard to the detailed discussions of same at the tri-partite meeting.

2. Additional details and/or revised proposals having regard to Flood Risk, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23rd July 2020) namely the highlighted deficiencies and omissions with the submitted Site Specific Flood Risk Assessment (SSFRA) including the need for updated mapping to establish the extents of Flood Zones A and B; the need for a Justification Test for the entire development; the need to assess the scenario of culvert blockages and the requirement for a maintenance plan and a Flood Emergency Plan. In addition regard should be had to the recent Board decision on a SHD application in Kilcock (ABP Ref 306309), which was refused for one reason relating to flooding.
3. Additional details and/or revised proposals in relation to Surface Water proposals, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23rd July 2020) namely the need to provide attenuation basins outside of the flood zone and additional details in relation to SuDS measures.
4. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
5. Additional details and/or revised proposals in relation to the issues of Landscaping and Lighting having regard to comments contained within the Planning Authority's submission on this pre-application (dated 23rd July 2020) namely in relation to boundary treatments and lighting design.
6. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the Sustainable Urban Housing: Design

Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.

7. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
8. Additional CGIs/visualisations/3D modelling.
9. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. Waste Management Details.
12. Site Specific Construction and Demolition Waste Management Plan.

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. Kildare County Council
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council
6. An Taisce – the National trust for Ireland
7. Inland Fisheries Ireland
8. Irish Water
9. 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.

Rónán O'Connor

Senior Planning Inspector

14th October 2020