



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307851-20

Strategic Housing Development

Demolition of existing structures, construction of 210 no. residential units (86 no. houses, 124 no. apartments), creche and associated site works.

Location

Ballymany, Newbridge, Co. Kildare.

Planning Authority

Kildare County Council

Prospective Applicant

Glan Developments Limited

Date of Consultation Meeting

20th October 2020

Date of Site Inspection

16th October 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

- 2.1.1. The application site, has a stated area of 5.2 hectares and is located to the southwest of Newbridge town centre, approximately 90-150 metres north of the M7 motorway. The site is currently under grass, in agricultural use and has an irregular narrow configuration. The Ballymany Manor and Rathcurragh housing developments are located to the east of the site, as is a petrol filling station. Two 38kv overhead power lines traverse the site.
- 2.1.2. The site is quite level but does rise marginally from south-west to north-east. There are a number of agricultural sheds and a derelict house on site. Native hedgerow planting forms the boundary with the R445 with mature trees along same.

3.0 Proposed Strategic Housing Development

- 3.1. The development will consist of the following:
- 210 no. residential dwellings in a mixture of houses, duplexes and apartments (86 No. houses of between 1 and 2.5 storeys and 124 No. duplexes / apartments).
 - Crèche facility with capacity for up to 56 children.
 - A new 600m long link street connecting onto the R445 (Ballymany Road including the provision of a new right turning lane created from the R445 and terminating a

the Rathcurragh Public open space is provided as a part of the planning application.

- Improvement works to the foul sewer pump station and provision of additional storage capacity and surface water attenuation pond.

Parameter	Site Proposal
Application site	7.2 Ha
No. of Units	210
Residential Density	40.4 units/ha
Height	Max 3 storeys
Car Parking	389 spaces 16 crèche spaces
Vehicular Access	From Proposed Link Road
Other Uses	Creche 424 sq. m. (56 spaces)
Public Open Space	0.86 Ha (16.6%)

4.0 Planning History

On site

ABP-302922-18 for 108 Dwellings – Refused for 3 no. reasons relating to:

1. Design Strategy (scale, mass, design of Apt. Building/use of materials/design, layout and unit mix of the housing units/car parking dominated/lack of usable open space
2. Surface Water Management/Flood Risk
3. Link Street- Does not comply with LAP or DMURS

Ref. 05/271 - Permission GRANTED for demolition of existing house and sheds and construction of 77 residential units, crèche, pumping station and associated site works

Ref. 10/112 - Extension of duration of permission GRANTED for 05/271

Ref. 12/562 - Permission GRANTED for modifications to 10/112 and 05/271 to provide 102 dwellings, revisions to approved crèche, car parking layout and relocation of site entrance (increase of 25 no units from that previously approved)

Site to the Northwest

Ref. 16/658 (PL09.249038) – Permission granted on appeal by the Board for 280 dwelling units including dwelling houses, apartments and duplex (220 originally applied for but amended as per public notices received by ABP on 14 February 2018), crèche and 120 bed nursing home. Previous permission on this site expired in April 2018.

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)

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

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.

Kildare County Development Plan 2017-2023 including Variation No. 1

Variation (Variation No. 1) of the Kildare County Development Plan 2017-2023

5.1.3. Kildare County Council adopted a Variation (Variation No. 1) of the Kildare County Development Plan 2017-2023 on 9th June 2020. The adopted variation responds to the recent changes in national and regional policy, namely the publication of Project Ireland 2040: National Planning Framework (NPF), The Implementation Roadmap for the National Planning Framework and the Eastern and Midland Regional Assembly (EMRA), and the Regional Spatial and Economic Strategy (RSES-EMRA).

5.1.4. Table 3.3 sets out the Settlement Strategy Population and Housing Unit Allocation 2016-2023. Newbridge is allocated a dwelling target of 699 dwellings to 2023.

5.1.5. Section 2.7 sets out the Preferred Development Strategy and the focus is on achieving *inter alia*

- Critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge, Kilcock) and in the Key Towns of Naas and Maynooth;

- Measured growth with emphasis on economic growth in the towns identified as Self-Sustaining Growth Towns and Self-Sustaining Towns as per Table 2.2; Newbridge is defined as a Self-Sustaining Growth Town.

- Establishing a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations;

5.1.6. Section 2.8 sets out Population and Housing Growth. It is noted that, taking the higher range for each year, the county population is projected to increase by 31,500 persons to 2026 with an additional 12,500 to the year 2031. Accounting for an additional 25% headroom, this equates to a dwellings target of 6,023 units to 2023 and 14,060 units to 2026.

5.1.7. Section 2.9 considers the distribution of Growth and Housing Land Capacity Distribution of Growth. It is stated that the capacity of settlements in Kildare to accommodate the level of growth envisaged by the NPF and to deliver sustainable communities that are well served by social and physical infrastructure will need to be carefully considered as part of the Local Area Plan process for the relevant towns. In relation to Self-Sustaining Growth Towns, Newbridge, Leixlip, Kildare and Athy have been designated as Self-Sustaining Growth Towns. The RSES define these towns as those with a moderate level of jobs and services, which adequately cater for the people of its service catchment with good transport links and capacity for continued commensurate growth.

Policy CS 1 - Provide new housing provision in accordance with the County Settlement Hierarchy.

Policy CS 2 - Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.

Policy CS 4 - Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.

Section 3.3 sets out the Settlement Hierarchy – This is designed to underpin decisions regarding the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision.

Table 3.3 Sets out the ‘Settlement Hierarchy – Population and Housing Unit Allocation 2016-2023’. Blessington Environs is given a dwellings target of 60 no. units to 2023.

Section 3.6 Development Capacity states that 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. The zoning surpluses and shortfall will be reviewed through the relevant land use plans.

Volume 1 of the Kildare County Development Plan 2017-2023

- 5.1.8. Chapter 4 – Housing – including Table 4.1 Guidance on appropriate locations for new residential development/Table 4.2 Indicative Density Levels.
- 5.1.9. Chapter 6 relates to Transport/Chapter 7 Infrastructure/Chapter 11 Social, Community & Cultural Development/Chapter 13 Natural Heritage & Green Infrastructure/Chapter 14 Landscape, Recreation & Amenity/Chapter 15 Urban Design/Chapter 17 Development Management Standards.
- 5.1.10. Table 17.9 sets out car parking standards.

Newbridge Local Area Plan 2013-2019

- 5.1.11. The site is subject to three zoning objectives:

Objective C1- New Residential - To provide for new residential development.

Objective B Existing Residential/Infill. To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.

Objective I – Agricultural – To retain and protect agricultural uses.

- 5.1.12. There is a Roads objective (SRO5 (b) running though the site as detailed in Section 7.7.2 and Map 2 - A link from the L7042 Green Road (C) to the L7037 Standhouse Road (E), including a new junction with the R445 Ballymany Road (D).
- 5.1.13. Other Relevant objectives include:
 - Policy HL6 – restrict apartment development to town centres and public transport connections, higher density schemes only considered where they exhibit high architectural design standard with duplex units not permitted;

- NH3 – Protection of trees – Map 5 – 16 mature trees on both side of the R445 on approach from Ballymany interchange;
- The site is located approximately 800 metres from the Curragh pNHA.
- Policy NH6 – seeks to protect the Curragh pNHA with NH7 requiring development proposals within vicinity of or affecting Curragh pNHA to provide sufficient detail on how it will limit impact;
- Two Recorded Monuments are located within 200 metres of the site- a mound to the west (Ref KD023-019) and a Church to the south-east (Ref. KD023-020).

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; Architectural Design Statement; Statement on Housing Mix; Review of Benefits of Traffic Noise Barrier & Other Issues at Ballymany; Inward Noise & Vibration Impact Assessment for Planning Submission; Appropriate Assessment: Natural Impact Statement; Bat Survey; Aborigicultural Assessment; Floor Risk Assessment; Site Investigations Reports; Site Services Report and Appendices; Drawings; Planning Context Report; EIA Screening Report; Social Infrastructure Audit; Statement of Consistency; Archaeological Test Excavation Report; Transportation Assessment Report;

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.

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, Kildare 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 issue¹.

Principle

- Complies with Variation No. 1 of the County Development Plan 2017-2023.
- Principle of the proposed residential development is generally acceptable having regard to the strategic planning policy considerations included in the Kildare Development Plan and the Land Use Zoning of the Newbridge Local Area Plan 2013-2019 (extended to 2021) and the planning history.
- Proposed density is appropriate/to protect the unique landscape character of the Curragh, it is considered the proposed density is the maximum density this site can endure.
- Plot ratio is in accordance with Development Plan.

Development Standards/Amenity Impacts

- Public Open Space complies with Development Plan Standards.
- Private open space serving the dwellings is not indicated on any of the documentation or drawings received/should be outlined on the planning documentation.

¹ I note that a number of internal reports were received with the original PA submission that referred to a different site not subject to this pre-application. The correct internal reports from Water Services and Housing, were received on the 15th October 2020.

- Mix – applicant should identify the average household size for the Newbridge Area and justify the housing mix as proposed/high percentage of 1 and 2 beds should be justified.
- Proposed provision for social housing is broadly considered acceptable, subject to amendment of apartment Type N2 – the dining room of which is below 3.6m as required under the apartment guidelines/private open space could be more generous for these units.
- Area of the crèche play area has not been indicated.
- Crèche within a residential scheme is acceptable in principle/complies with the policies of the Kildare County Development Plan 2017-2023/no. of staff not identified.
- Concern over potential overlooking of Duplex Block N located on plot No. 124 over the rear gardens of plot numbers 206 and 207.
- Concern over the impact of the proposed crèche on those dwellings adjoining located in Ballymany Manor.

Design and Layout/Conservation

- Form, scale and mass responds to the existing residential developments in the area.
- Potential to make use of the existing structures on site.
- Opportunity to create an attractive edge to the town.
- Delivery of the link road is considered a positive aspect of the proposed development.
- Connections to the existing residential scheme is poor/two areas of open space divided by a 2m high wall/possibility of removing this wall should be revisited.
- Potential connections should be explored fully.
- Landscaped public amenity space is considered a positive aspect of the scheme.
- Dwellings overlook open spaces/proposed apartments address the road creating a street frontage to the proposed link road and within the access roads of the scheme.

- Scheme would benefit from more varied external finishes.
- Steeply pitched roofs are excessive – this is particularly evident to the duplex units/a revised design with reduced height would be more acceptable.
- Existing structures if extended could be appropriate for the crèche use/would also reduce the impact of the proposed two storey crèche on the adjoining houses in Ballymany Manor.

Transport

- Parking provision should comply with Development Plan Standards
- Concerns in relation to car parking spaces on the link road/traffic hazard/no car parking should be located on this road.
- Sufficient cycle parking should be provided for the crèche use.
- Revised Acoustic Design Statement required/noise monitoring results required/noise mitigation measures required.
- Predicted noise levels in addition to the lack of mitigation measures warrants a recommendation of a refusal of the proposed development.
- Applicant is requested to increase the carriageway width on all sides roads from 5m to a min 5.5m
- Revise driveway layouts to ensure off street parking bays are independently accessible.
- Line of sight junctions and corner radii shall be in accordance with DMURS (2019)
- A controlled pedestrian crossing point is required to the proposed link road.
- Stage 1 and 2 Road Safety Audit/Assessment is requested
- Detailed design for a signalised 4 arm junction of the R445 Regional Road is requested.
- Discrepancy in relation to car parking provision.

Other

- Effort should be made to retain existing trees.

- Details of lighting arrangements required

Site Services/Flood Risk

- Note constraints in the Upper Liffey Valley Regional Sewerage Scheme which require upgrades.
- Statement of Design Acceptance from Irish Water required.
- On site groundwater monitoring programme should immediately commence to accurately determine the prevailing groundwater regime/monitoring locations should correspond to the locations of the proposed SuDS infiltration systems including the attenuation storage.
- Applicant should consult with Kildare National Roads Office and Transport Infrastructure Ireland to determine impact on motorway drainage system.
- Applicant should have regard to previous planning history and associated reports.
- Flood Risk Assessment should make appropriate allowance of the effects of future climate change on all relevant flood sources not just pluvial associated with the proposed surface water drainage systems.
- Residual flood risks should be assessed in more detail especially those associated with exceedance of the climate change 100 year storm event and failure of the proposed drainage systems

Open Space/Landscaping/Trees

- Tree survey needs to be updated
- Additional landscaping details required including planting plans, section drawings, potential connections, tree planting and public lighting and play areas.
- Design of the attenuation pond should be enhanced/depth and side slope design should ensure safety.

6.4. Submission of Irish Water (IW)

Irish Water has assessed and has issued a Confirmation of Feasibility for 210 residential units for connection(s) to the Irish Water network(s) subject to the following;

Wastewater

In order to accommodate the proposed wastewater connection at the development, upgrade works are required to increase the capacity of the Irish Water network/IW currently has projects on its Capital Investment Plan which will provide the necessary upgrade and capacity – Upper Liffey Valley Contracts 2A & 2B/Scheduled to be completed by Q1 2022 (subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.

The proposed wastewater connection for this development to connect to the Irish Water network via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure).

If the applicant proposes to connect this site to the 3rd party infrastructure, the applicant will be required to demonstrate the following in advance of submitting an SHD application to An Bord Pleanala;

- Evidence of permission from the 3rd party to connect
- Capacity and condition report of the 3rd party infrastructure
- Evidence that 3rd party infrastructure is to Irish Water Standards & Codes of practice
- Evidence that the third party infrastructure is of sufficient capacity to take the connection and the additional demand.
- Evidence that the third party infrastructure is of sufficient integrity to take the connection and the additional discharge
- Where public infrastructure exists, the applicant will be required to establish wayleaves in favour of Irish Water to ensure protection and access to these assets. The applicant is required to engage with Irish Water in relation to the above prior to moving to SHD Application.

Water

New connection to the existing network is feasible without upgrade.

6.5. Consultation Meeting

- 6.5.1. A Section 5 Consultation meeting took place via Microsoft Teams on the 20th October 2020, commencing at 14:30. 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.

- 6.5.2. The main topics raised for discussion at the tripartite meeting were based on the agenda that issued in advance.
- 6.5.3. 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 307851-20' which is on file.
- 6.5.4. 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 – Design Strategy and Layout; Road Proposals.
- 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. Design Strategy and Layout

Further consideration of documents and/or amendments, as they relate to the Design Strategy and Layout including further justification of, or amendments to, the materiality of the proposed scheme. Additional justification should take the form of photorealistic CGI's and additional CGIs/Photomontages from various vantage points throughout the development, with a particular focus on the

appearance of the proposed housing units, ensuring that sufficient diversity is provided in relation to external materials and detailed design. In addition, the location of the crèche unit requires further justification, having regard to the accessibility of same for users that may originate outside of the development, and having regard to the proximity of the crèche unit to existing residential properties.

2. Road Proposals

Further consideration of documents and/or amendments, as they relate to the detailed design of the proposed Link Road, having regard to the comments of the Planning Authority, the previous reason for refusal as relates to this site (Reason No. 3 of ABP-302922-18), and having regard to the requirements of DMURS in relation to the design of such roads. Indicative designs for the future completion of the road should be considered as part of the application or justification put forward for the non-provision of same. Addition consultation with the Planning Authority is recommended in relation to same.

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. In addition to the comments of the Planning Authority's on the detailed design of the road and parallel parking on same, additional details and/or revised proposals in relation to other transport issues, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02nd September 2020) namely additional details in relation to road noise issues; clarification of the quantum of parking provided for the residential units and crèche and layout of same; compliance with DMURS; lack of car parking; accessible car parking space and electric car charge points; revised Mobility Management Plan; details of pedestrian crossing points; surface water proposals; Stage 1 and 2 Road Safety Audit/Assessment; detailed design for a signalised 4 arm junction of the RF445 Regional Road; any potential impacts on

the My Motorway as a result of surface water proposals; cycle and pedestrian permeability links with Ballymany Manor; lighting details.

2. Additional details and/or revised proposals having regard to site services, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02nd September 2020) including those comments within the internal report from Water Services (dated 26th August 2020), and having regard to the submission from Irish Water (dated 4th September 2020), namely the requirement to ensure that the necessary upgrades to the Irish Water foul water networks are completed prior to connections being facilitated; the requirement to ensure that the relevant consents to connect to 3rd party foul water infrastructure are in place and that such infrastructure is of sufficient standard and has sufficient capacity; additional infrastructure required within and around the development site; additional details as relates to surface water proposals including, but not limited to, the requirement for an accurate depiction of the prevailing groundwater regime, which includes an on-site groundwater monitoring programme to commence immediately; additional details as relates to Flood Risk.
3. Additional details and/or revised proposals having regard to Landscaping Proposals, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02nd September 2020) namely recommendations in relation to arboricultural works; additional landscaping details as set out in the Parks Section Report; open space proposals including the possibility of combining the proposed open space within the development with the existing open space at Ballymany Manor; detail of boundary treatments; enhanced designs for the proposed attenuation pond and access road; additional details of play areas.
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. A Housing Quality Assessment which provides the specific information regarding the proposed apartments/duplex units as 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.
6. All supporting technical/environmental reports to be updated as required.
7. Additional CGIs/visualisations/3D modelling.
8. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
9. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
10. Waste Management Details.
11. 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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage, and the Gaeltacht
4. Heritage Council
5. An Taisce – the National trust for Ireland
6. Inland Fisheries Ireland
7. Irish Water
8. 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

12th November 2020