



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-308498-20**

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<b>Strategic Housing Development</b>	348 no. dwellings (254 no. houses, 94 no. apartments/maisonettes) and associated site works.
<b>Location</b>	Lands at Ballymany, Newbridge, Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Prospective Applicant</b>	Briargate Developments Newbridge Limited.
<b>Date of Consultation Meeting</b>	18 <sup>th</sup> December 2020
<b>Date of Site Inspection</b>	3 <sup>rd</sup> December 2020
<b>Inspector</b>	Elaine Power

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## 1.0 Introduction

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

## 2.0 Site Location and Description

- 2.1. The subject site is located approx. 1.5km south west of Newbridge Town Centre and approx. 650m north east of the M7 Motorway interchange (Junction 12) with Ballymany Road (R445).
- 2.2. The site is a greenfield site, with a stated area of 9.77ha. It forms part of a larger landholding and represents an extension to a previously permitted development to the south of the subject site. The initial phase of this development is currently under construction. The levels on the site have been altered which has result in lower lying lands along the eastern site boundary, adjoining 'The Elms' residential estate.
- 2.3. The site is bound to the north in part by the Strandhouse Road and in part by the rear boundary walls of detached dwellings which front onto Strandhouse Road, to the south by lands within the ownership of the prospective applicant and currently under construction as Phase 1 of the development and to the east by 'The Elms' which is an established residential estate. To the west the site is bound by lands within the ownership of the applicant which have planning permission for a proposed distributor road, linking Ballymany Road to Strandhouse Road. On the opposite side of the proposed distributor road is Ballymany Stud. There is significant tree coverage along the western boundary, which comprises the settlement boundary for Newbridge.
- 2.4. There is an archaeological feature in the north west portion of the site.

### 3.0 Proposed Strategic Housing Development

3.1. It is proposed to construct 348 no. residential units, 254 no. houses, 94 no. apartments / duplex units. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
Application Site Area	9.77 ha
No. of Units	348 no.
Density	35.6 units per ha.
Other Uses	None
Public Open Space	1.29 ha
Height	2-3 storeys
Car Parking	616 no. spaces
Vehicular Access	From the distributor road currently under construction, linking Ballymany Road and Strandhouse Road.

3.2. The breakdown of unit types as follows: -

Unit Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	38 no.	166 no.	50 no.	<b>254 no.</b>
Apartments / Maisonettes	26 no.	38 no.	30 no.	-	<b>94 no.</b>
<b>Total</b>	26 no.	76 no.	196 no.	50 no.	<b>348 no.</b>
<b>% Total</b>	<b>7.5%</b>	<b>21.8%</b>	<b>56.3%</b>	<b>14.4%</b>	

3.3. The scheme is designed around a grid pattern with 16 no. urban blocks identified. The scheme predominately comprises 2-storey houses in 10 no. urban blocks, the additional 6 no. urban blocks contain a mix of houses, apartments and maisonettes. The apartment / maisonette units have a maximum height of 3-storeys. The

development includes a variety of house types ranging in size from 50.8sqm 1-bed apartments to 175sqm 4-bed houses. The scheme also includes 6 no. areas of public open space.

- 3.4. Access to the site is proposed from the previously approved distributor road located along the western and southern boundary of the site.

## 4.0 Policy Context

### 4.1. ***Newbridge Local Area Plan 2013 – 2019 (as extended)***

The site is located within the settlement boundary for Newbridge and is zoned 'C2' – New Residential with the associated land use objective '*to provide for new residential development*'. Lands zoned C2 have a specific objective which states that '*a maximum density of 15 units per hectare will apply*'.

Newbridge is identified as a large growth town. The town had a population of 21,561 in 2011. The Plan sets out a population target of 23,254 with an additional 3,469 residential units by 2019. Table 5 of the Plan notes that there is 102 ha of undeveloped land which could accommodate residential development within the town.

Map 2 – Movement Objectives shows an indicative line along the eastern site boundary for a link road. This is supported by Objective SRO 5. The map also indicated new junctions at the north and southern boundary of the site with Standhouse Road and Ballymany Road.

**SRO 5:** *To seek the construction of the following transport links, subject to environmental and conservation considerations, as identified on Maps 2 and 7 and to preserve these routes free from development:*

*(b) A link from the L7042 Green Road (C) to the L7037 Standhouse Road (E), including a new junction with the R445 Ballymany Road (D).*

The following policies are also considered relevant HL1, HL3, HL5, HL6, HL7, HL8, GMO2, GMO 10, SRO 5,

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

The settlement hierarchy identifies Newbridge as a Self-Sustaining Growth Town. These towns have 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. Variation 1 to the plan allocates

The Core Strategy allocates 11.6% of Kildare's housing growth to Newbridge over the period 2020-2023. This equates to a population increase of 1,957 and an additional 699 residential units.

Chapter 2 – Core Strategy, Chapter 3 – Settlement Strategy, Chapter 4 – Housing, Chapter 6 – Movement and Transport, Chapter 14, Landscape, Recreation and Amenity and Chapter 17 – Development Management Standards are considered relevant. In addition, the relevant policies of the Plan are set out below: -

**Policy MDO 1:** *Require that new residential developments provide for a wide variety of housing types, sizes and tenures.*

**Policy DL 1:** *Promote a high quality of design and layout in new residential developments and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.*

**Policy HC 1:** *Support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.*

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

It is a key principle of the strategy to promote people's quality of life through the creation of healthy and attractive places to live, work, visit and study in.

Section 4.7 - Self Sustaining Growth Towns and Self-Sustaining Towns notes that these towns support the regional driver of Key Towns and act as important local drivers, providing a range of functions for their residential population and surrounding catchment, including housing, local employment, services, retail and leisure opportunities.

#### 4.4. **National Planning Framework (2018)**

The National Planning Framework addresses the issue of ‘making stronger urban places’ and sets out a range of objectives which it considers would support the creation of high quality urban places and increased residential densities in appropriate locations while improving quality of life and place. Relevant Policy Objectives include

- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- National Policy Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

#### 4.5. **Section 28 Ministerial Guidelines**

The following is a list of section 28 Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area, 2009
- Urban Development and Building Heights Guidelines, 2018

- Urban Design Manual, A Best Practice, 2009
- Design Manual for Urban Roads and Streets, 2013
- The Planning System and Flood Risk Management Guidelines, 2008
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme

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

5.1. It is stated by the prospective applicant that a formal pre-planning consultation meeting took place with the Planning Authority in relation to the proposed development on the 19<sup>th</sup> August 2020. A summary of the consultants is outlined below: -

- The proposed development alters the housing mix that was approved under Reg. Ref. 16/658, as there is a lack of demand for apartments in this location.
- Concerns regarding the proposed density of 35 units per ha. The proposed density would be a material contravention of the LAP. It is noted that permission was previously refused on the site due to low density.
- Concerns regarding the layout including design standards, open space dispersion, play areas, dual fronting corner units, road alignment, permeability etc. Different character areas should be introduced to the scheme.
- Concerns regarding childcare provision.
- It was confirmed that the proposed link road was proceeding under phase 1 and would have fewer junctions and frontage.
- The development does not preclude the development of a future junction onto the R445. These considerations are premature having regard to ownership.

Full details of the meetings are included in the planning authority's submission.

## 6.0 Planning History

### Subject Site

**PL09.249038, Reg. Ref. 16/658:** Permission was granted in 2018 for a mixed-use development comprising 280 no. residential units, a creche and a 120 no. bed nursing



home. The works included the provision of a new link road along the western site boundary incorporating a new signalised junction of Strandhouse Road. This site relates to a larger landholding, which incorporates the subject site.

**PL09.305410, Reg. Ref. 19/710:** Permission was refused in 2020 for amendments to initial phase of development granted under PL09.249038. The changes proposed comprise the construction of a total of 71 no. houses in lieu of the previously permitted 31 no. units and crèche. The reason for refusal related to low density, which would result in an efficient use of zoned land serviced lands. This site is located to the south of the subject site and located within the blue line boundary.

### **Surrounding Sites**

**Strategic Housing Development PL09.302922:** Permission was refused in 2019 for the demolition of a derelict house and sheds and the construction of 180 no. residential units, and a new road linking onto the R445 (Ballymany Road) on a site located to the south of the subject site, on the opposite side of the R445. The reasons for refusal related to (1) the poor quality design approach, (2) surface water management and the potential for flood risk and (3) the proposed link road does not comply with DMURS.

**Strategic Housing Development PL09.302141:** Permission was granted in 2018 for the demolition of existing agricultural buildings and the construction of 343 no. residential units and a childcare facility on a site located approx. 2km east of the subject site.

**Strategic Housing Development PL09.301818:** Permission was granted in 2018 for the construction of 281 no. residential units and a creche at a site located approx. 1.5km north east of the subject site.

## **7.0 Submissions Received**

**Irish Water:** To accommodate a connection to the main water supply approx. 10m of new 200mm ID pipe main is required within the site. The replacement of approx. 700m of an existing main running along the northern boundary of the site, with a new 200mm ID pipe is also required. Irish Water does not have any plans to extend the network in this area. The applicant would be required to fund this network extension.

In addition, Irish Water cannot guarantee a flow rate to meet fire flow requirements, therefore, the applicant is required to provide adequate fire storage capacity within the development.

With regard to wastewater it is considered that a connection to the development is feasible subject to completion of upgrade works relating to the Upper Liffey Valley Contracts 2A and 2B. These works are expected to be completed by February 2021.

## 8.0 Forming of the Opinion

8.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the Planning Authority submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

### 8.2. *Documentation Submitted by Applicant*

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.

The information submitted included the following: SHD application form, cover letter, Planning Report, Statement of Consistency, Design and Access Statement, Social Infrastructure Audit, Arboriculture Report, Environmental Impact Assessment Screening Report, Natura Impact Statement, Ecological Impact Assessment, Bat Surveys, Cultural Heritage Assessment Report, Engineering Report, Site Specific Flood Risk Assessment and details of compliance with Part V.

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

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

In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Kildare County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 2<sup>nd</sup> December 2020.

Kildare County Council's written opinion includes a description of the proposed development, a description of the site, policy context, planning history, an environmental assessment, departmental reports and an assessment of the proposed development. The content of the report is summarised as follows:

**Density:** The proposed density of 35.6 units per ha would be a material contravention of the LAP, which applies a site-specific density of 15 units per ha for this site. The proposed density is not considered appropriate at this edge of town location, which is remote from public transport.

**Plot Ratio:** The development plan sets out a plot ratio of 0.25 – 0.35 for Outer Suburban locations remote from public transport. The proposed development has a plot ratio of 0.44, which exceeds the standards set out in the plan.

**Public Open Space:** Open space accounts for 13.2% of the total site area. The development plan requires a minimum of 15% of the total site area for developments on greenfield sites. The proposed development does not reach the development plan standard.

**Private Open Space:** There are concerns that units 26, 27, 100, 133, 163, 182, 324, 327 do not reach the minimum private open space requirements set out in the development. It is also unclear if units 67-78 reach the minimum standards as details have not been provided in the Housing Quality Assessment.

**Residential Mix:** The proposed mix is noted.

**Part V:** Units should be dispersed within the scheme. The proposed provision for social housing is broadly considered acceptable.

**Creche:** No childcare provision is proposed within the scheme. There is a current application with Kildare County Council to increase the size and capacity of the creche previously approved on phase 1 of the overall development lands. The proposed creche would have capacity for 76 no. children. It is considered that the proposed development and the previously approved development would generate a demand for 100 no. spaces. To ensure adequate childcare provision the applicant should engage with the Kildare Childcare Committee.

**Urban Design:** A Qualitative Assessment of the scheme was carried out having regard to the 12 no. criteria detailed in the Urban Design Manual. The concerns noted by the planning authority are outlined below.

- No character areas or variety of finishes have been proposed and the urban blocks lack variety. There is a high concentration of house type C1. A more varied palette of materials would help to define the scheme and add visual interest.
- The layout is based on the topography of the site, with 3-storey units in the low-lying portion of lands along the eastern boundary.
- There are concerns regarding the provision of apartment buildings at a site located on the edge of a settlement and in close proximity to the Curragh.
- Open space to the north of the site is considered to be incidental.
- There are concerns regarding the length of terraces UB06 and UB07.
- On-street car parking dominates the scheme and could lead to traffic hazard and congestion.
- To improve overlooking Unit no. 33 should be dual aspect and the end units in terrace UB07 and UB09 should be dual aspect.
- Laneways to the gardens of units 01-05 and 06-09 are considered inappropriate.
- Details of the boundary treatments for areas of public open space along the link road are required.
- No bin storage is provided for the terrace units.

**Car Parking:** There is an inconsistency regarding the number of car parking spaces to be provided, either 616 no. or 611 no.

The proposed level of car parking for the apartments and maisonettes does not reach development plan standards. The layout of these space is not in accordance with DMURS and represent a hazard.

All car parking is on-street. The layout indicates that car parking areas would be taken in charge. Therefore, no unit would be assigned a space.

***Bicycle Parking:*** No bicycle parking has been provided within the scheme.

***Transportation:*** Consideration of the report of the Roads and Transportation Department is required.

The number of junctions onto the link road, required by Objective SRO5 is considered to be excessive and would impede the distributor function and capacity of the roads objective.

The development would require an Acoustic Design Statement and a Mobility Management Plan.

The provision of a bus stop along the R445 should be considered.

***Environment:*** No objection in principle. The report of the Environmental Department recommends a number of conditions including the submission of a Project Waste Management Plan for Construction and Demolition and a Construction Phase Surface Water Management Plan.

***Water Services:*** Consideration of the reports of the Water Services Department and Irish Water are required.

***Parks:*** Consideration of the report of the Parks Department is required.

The Planning Authority consider that while residential development is permissible on the site, the proposed development requires significant revisions and recommends 24 no. revisions.

## 9.0 The Consultation Meeting

9.1. A Section 5 Consultation meeting took place via a Conference Call on the 8<sup>th</sup> 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.

9.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:

1. Development Strategy – density, scale and mass, layout, housing mix, materiality
2. Car Parking Strategy
3. Open Space – public, communal and private
4. Childcare Provision
5. Transportation
6. Water Services
7. Any Other Matters

### *Item 1*

In relation to the Development Strategy, ABP representatives sought further elaboration / discussion / consideration on the following:

- Clarification in terms of the scheme previously approved on site and a comparison to the proposed scheme, in particular the density, height and scale of the development; and delineation/understanding and interaction of permitted, under construction, and nature and extent of alterations to previously permitted scheme proposed under SHD.
- Rationale for the proposed density, dealing with both the material contravention of the LAP, the planning history of the site and national policy in respect of sustainable residential densities associated with such large growth towns.
- Rationale for the design approach for the proposed layout, height, scale and character of the buildings.

- Rationale for the proposed housing mix.
- Address the potential for distinct character areas within the scheme and the use of a variety of materials within the scheme to create a sense of place.
- Consideration of dual frontage houses at corners within the site, to reduce long boundary walls within the scheme. Consideration of appropriate design solutions where the existing/permitted rear boundary walls abut public open spaces or public roads within the proposed scheme.
- Rationale for the road hierarchy, clear identification through design of a distinct road/street hierarchy and the potential for the introduction of homezones.
- Consideration of the inclusion of the distributor road along the eastern boundary of the site in the application, in particular consideration of how the proposed development integrates in terms of design and phasing with the independently permitted road.

### ***Item 2***

In relation to the proposed level of car parking associated with the apartment units ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification / rationale for the level of surface car parking proposed and the impact of the road layout on the public realm and visual amenities of the scheme, particularly when viewed from Strandhouse Road, ie. where the northern portion of the site includes roads, which access surface car parking only.
- Justification for level of car parking provided for House Types A, which include a garage.
- Justification in terms of compatibility of permitted and constructed large, detached house with proposed row of terraced housing and carpark to the front, at entrance into development.

### ***Item 3***

In relation to public open space, ABP representatives sought further elaboration / discussion / consideration on the following:

- Consideration of the location of public open space along the distributor road and internal roads and clarification of the proposed boundary treatments to ensure safety and usability.
- Consideration of an open space strategy having regard to a variety of active and passive spaces and natural surveillance of spaces.
- Consideration of treatment of open space along the eastern boundary with the rear gardens of existing properties within 'The Elms' housing estate.
- Further consideration of open space along the northern boundary with Strandhouse Road to allow for improved permeability to the scheme and usability of the space.
- Potential non-compliance with Kildare County Development Plan standards for open space noted, and justification required to demonstrate quality of open space proposed.

***Item 4***

In relation to Childcare, An Bord Pleanála representative sought further elaboration / discussion / consideration of the following:

- Clarification on the status of an application to increase the size of the creche approved under phase 1, which would accommodate the childcare needs of the proposed development.

***Item 5:***

In relation to the Transportation, ABP representatives sought further elaboration / discussion / consideration in relation to:

- Clarification of the purpose of the distributor road, which is located outside of the red line boundary. Clarification regarding the reason for excluding this infrastructure from the application. Clarity regarding the timeline for delivery of the road, as well as integration, and access to this road by future development including the proposed development.
- Consideration of the road layout, which should provide for a clear hierarchy of streets within the scheme to ensure the distributor road carries through traffic and not the internal road network.
- Rationale for streets that provide access to car parking only.



## ***Item 6***

In relation to the Water Services, ABP representatives sought further elaboration / discussion / consideration in relation to:

- Report of Irish Water to An Bord Pleanála dated 15<sup>th</sup> December 2020.
- Issues raised in the planning authority's Water Services report dated 3<sup>rd</sup> November 2020.

The prospective applicant and the planning authority were given the 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 308498' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## **10.0 Conclusion and Recommendation**

10.1. 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.

### ***Design and Layout***

1. Further consideration / amendment of the layout of the scheme along the southern portion of the site, along the distributor road and adjoining Phase 1, to ensure the proposed development protects the residential amenities of houses approved under Phase 1.

2. Further consideration / amendment of the layout of the public open space, and surface car park at the northern boundary with Strandhouse Lane to improve the relationship with Strandhouse Road and the public realm. The layout should ensure adequate permeability through the site.

### ***Open Space***

3. Further consideration / amendment of the layout to ensure adequate provision of safe active and passive public open spaces. A landscaping and design plan with associated drawings and documentation should be submitted with any application clearly indicating how the areas of public open space integrate with and enhance the development.

### ***Transportation***

4. Further consideration of the documents as they relate to access to the site. Clarity is to be provided concerning the delivery, capacity and function of the proposed distributor road; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development.
5. Further consideration / amendment of the proposed hierarchy of streets within the scheme, including the provision of homezones to ensure that through traffic is directed towards the distributor road and not through the scheme.

10.2. 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. A site layout plan which clearly indicates the permitted development under construction and timelines for completion of same, the permitted development that is subject to proposed amendment under the SHD application and the proposed development. In addition, appropriate documentation to demonstrate appropriate consents/compliance with the parent permission,

where applicable, in so far as it may relate to any consideration of the proposed SHD development that would be dependent on such previous permission(s).

2. A report that addresses and provides a clear design rationale for the proposed density, design and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development. The documentation should where applicable, ie. where density, height and housing typologies contravene the local area plan/development plan, consider the 2018 Urban Development and Building Height Guidelines, SPPR3, criteria 3.1 and 3.2 to support any such deviation from development plan standards.
3. A report providing a clear rationale and / or justification for the extent, location and visual dominance of proposed car parking.
4. A report that addresses and provides a justification for the proposed housing mix.
5. Visual Impact Assessment including CGIs and photomontages.
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
7. A site layout plan indicating the location of bicycle parking and bin storage for the apartment units.
8. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
9. Childcare demand analysis, including but not restricted to the status of the creche as located within Phase 1, justification for size of the proposed crèche located in Phase 1 having regard to the existing childcare facilities in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
10. School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

11. A landscape and permeability plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces, areas to be gated and proposed boundary treatments.
12. Address the issues raised in the report of Irish Water dated 15<sup>th</sup> December 2020 and the report of the planning authority's Water Services dated 3<sup>rd</sup> November 2020.
13. Submission of an Archaeological Impact Assessment.
14. An Appropriate Assessment Screening Report or a Natura Impact Statement, as may be necessary.
15. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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

1. Irish Water
2. Department of Culture, Heritage and the Gaeltacht
3. Kildare County Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board,

or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Elaine Power  
Planning Inspector

22<sup>nd</sup> December 2020