



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-312213-21

Strategic Housing Development	360 no. residential units (194 no. houses, 166 no. apartments), creche and associated site works.
Location	Moygaddy, Maynooth Environs, Co. Meath.
Planning Authority	Meath County Council
Prospective Applicant	Sky Castle Ltd.
Date of Consultation Meeting	05 th of May 2022
Date of Site Inspection	31 st of March 2022
Inspector	Karen Hamilton

Contents

1.0 Introduction	3
2.0 Site Location and Description.....	3
3.0 Proposed Strategic Housing Development.....	3
4.0 Planning History.....	5
5.0 Relevant Planning Policy.....	5
6.0 Section 247 Consultation(s) with Planning Authority.....	9
7.0 Prospective Applicant’s Case.....	9
8.0 Planning Authority Submission.....	10
9.0 Irish Water.....	13
10.0 The Consultation Meeting.....	14
11.0 Assessment.....	16
12.0 Recommended Opinion	17

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 comprises of several agricultural fields to the north of Maynooth Town. The lands are access from a local rural road (L2214) which radiates west from the R157. Carton House and associated demesne are located to the east of the site and the R157 runs along the western perimeter of this demesne. The L2214 connects into the Moyglare Road to the west of the site. The Moyglare Road functions as the main spine road, running north south, for Maynooth town.
- 2.2. The lands and the immediate surrounding area are located within Meath County Council, whilst the existing settlement of Maynooth extends along the south adjoining the boundaries of Kildare County Council. The subject site is located within the area identified in the Meath County Plan as the Maynooth Environs Plan.
- 2.3. The Moygaddy Castle is located within the site. This “castle” comprises of a derelict (ruin) medieval tower and is located directly adjacent to a farmyard.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development is for 360 no. residential units (194 no. houses, 166 no. apartments), creche and associated site works as detailed below:

3.2. Development Parameters

Parameter	Description
Area	c. 17.58 ha (developable 7.93ha)
Units	360
Density	45.4 uph (excludes high amenity areas)
Creche	96 no. children (305m ²)
Public Open Space	9,870m ² (12.4%) excluding high amenity areas 78,659m ² (53.1%) including high amenity areas
Communal Open Space	1,489m ²
Road Upgrades	<ul style="list-style-type: none"> • 450m of distributor road comprising of 7.0m carriageway • Integral single span bridge over the River Rye Water with associated flood plain works and embankments. • 670m of pedestrian and cycle improvement measures along the L6219

3.3. Unit Mix

	Amount	Percentage %
One bed	77	21%
Two bed	108	30%
Three bed	155	43%
Four bed	20	6%
Total	360	100%

4.0 Planning History

4.1. Subject site

DA/800091 (EOD DA140050 until 18th of February 2019)

Moygaddy Park Developments Ltd. Permission for the construction of an office and research facility building ranging in height from single to three storeys with a total (4,667 3m2). and all associated ancillary site works on a site of 8.054ha. associated works included the upgrade of an existing well, new sewerage treatment system (attenuation tanks), new internal access road and upgrade of the junction with the R157/CD571), 224 parking space and other associated works.

ABP Ref. PL 17.231614: Appeal to the Board was withdrawn.

5.0 Relevant Planning Policy

5.1. **Eastern and Midland Area, Regional Spatial and Economic Strategy (EMRA-RSES)**

- Table 4.2: Maynooth is a key town
- RPO 4.35: 5: A cross boundary Joint Local Area Plan (LAP) shall be prepared by Kildare County Council and Meath County Council to provide a co-ordinated planning framework for the Maynooth area. The Joint LAP shall identify a boundary for the plan area, strategic housing and employment development areas and infrastructure investment requirements and promote greater co-ordination and sequential delivery of serviced lands for development.

5.2. **Meath County Development Plan 2021-2027**

- ('the CDP') which came into effect on 3rd November 2021.

Zoning

- A2 New Residential: To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.

- H1 Lands - High Amenity: 'To protect and improve areas of high amenity'.
- G1 Community Infrastructure: 'To provide for necessary community, social, and educational facilities.'

Site Specific Policies

Master Plan 16

Master Plan 16 relates to lands incorporating a range of employment, residential and community support opportunities in both the Moygaddy lands and other designated lands within the boundary of this Master Plan excluding the MP 17 lands below.

MAY Obj 1 (Master Plan 16)

It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:

1. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required
2. Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.
3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;
4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;
5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.
6. Urban design and landscape design statement.

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development

5.3. Maynooth

The Written Statement for Maynooth Environs includes a list of policies and objective in relation to the support of services etc within the Maynooth Town as listed below:

MAY POL 1	To prepare, as a priority, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth , over the period of the Plan.
MAY POL 2	To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will: <ol style="list-style-type: none"> 1. Create a centre of excellence for innovation and employment; 2. Protect the existing natural environment and built heritage and utilise it to frame new development, and 3. Build a distinctive and attractive mixed-use place to work and live.
MAY POL 3	To provide for high technology / biotechnology industries/medical uses inclusive of associated advanced manufacturing, office, research and development uses in a high-quality campus style environment on the strategic employment lands.
MAY OBJ 1 (Master Plan 16)	It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following: <p>A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.</p> <p>Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.</p> <p>Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;</p> <p>Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;</p> <p>Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</p>

	<p>Urban design and landscape design statement.</p> <p>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.</p>
MAY OBJ 3	To facilitate the development of appropriately designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research.
MAY OBJ 4	To support and facilitate in conjunction with Kildare County Council and private developers and landowners, the construction of the Maynooth Outer Orbital Route.
MAY OBJ 5	To require that the Maynooth Outer Orbital Route connects with the MOOR being delivered in the administrative area of Kildare County Council. Said route shall incorporate the construction of a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area.
MAY OBJ 6	To ensure the provision of improved cycling and walking connections to Maynooth town Centre.
MAY OBJ 7	To upgrade the R157 between Kildare Bridge and Offaly Bridge.
MAY OBJ 8	To require the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, in the area in partnership with the National Transport Authority and other relevant stakeholders.
MAY OBJ 9	To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport and contributes to enhanced linkages to the train station.
MAY OBJ 10	To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character.
MAY OBJ 11	To ensure all development in the area has no negative impact on the Rye Water Valley/Carton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.
MAY OBJ 12	To encourage the sympathetic re-use or rehabilitation of Moygaddy House and outbuildings and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to the said lands.
MAY OBJ 13	To facilitate the provision of community facilities including a hospital and/or associated educational/research and residential facilities.
MAY OBJ 14	To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.

6.0 Section 247 Consultation(s) with Planning Authority

6.1. The PA submission includes the minutes of one S247 meeting dated 02nd of September 2021. The minutes have been summarised below:

- The site forms part of a wider masterplan currently being prepared for the “Maynooth Environs Lands”.
- The masterplan will provide a context for each planning application which will include:
 - Completion of the Maynooth Outer Orbital Road (MOOR) northern section,
 - Enhancement of the Kildare bridge (south-eastern access),
 - A Nursing Home and Primary Care Centre,
 - A Strategic Employment Centre Office Park.
- The features of the proposed scheme are noted.
- Two key pieces of infrastructure will be delivered for Maynooth by Sky Castles part of the Masterplan over the 5 applications.
 - MOOR (can't deliver this as part of the SHD app having regard to the Regs).
 - High Pressure line.
 - New bridge on the Moyglare side as well as upgrade to the Kildare bridge.
- The applicant is required to provide certainty for the delivery of the MOOR.
- The Core Strategy provides for 500 persons for this settlement.
- Clarity required in relation to the Masterplan (MP16) & detailed phasing strategy.
- Need Clarity on the control of lands in the MOOR
- The Part 8 for the MOOR was challenged and will not be implemented.

7.0 Prospective Applicant's Case

Statement of Consistency

7.1. The applicant has submitted a “Planners Report and Statement of Consistency” stating that the proposed development is consistent with national, regional and local policy.

Core Strategy

7.2. The Statement of Consistency refers to the location of for new homes in the MCDP (2021-2027 Core Strategy). The proposed scheme is for 390 dwelling; therefore, it is in compliance with the Core Strategy. Reference to a material contravention is included in different sections of the Statement of Consistency

8.0 Planning Authority Submission

8.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Meath County Council, submitted their opinions in relation to the proposal on the 21st of January 2022. The opinion noted the S. 247 meetings in relation to the proposed SHD development, the planning history on the site and surrounding area, and the policy background. This opinion has been summarised below:

8.1.1. Principle of Proposed development and Planning Policy

- The land use zoning and core strategy allocation allow for c. 230 units in the Maynooth Environs Area (up to 500 persons).
- The proposed development is part of an overall mixed-use development for the wider area.
- Th draft plan has yet to be agreed by MCC and the current residential scheme may be considered piecemeal.
- The proposal does not contain the relevant and necessary infrastructure or commercial activity to integrate the new residential development into the wider Maynooth settlement.

8.1.2. Density, Urban Design, Layout and Phasing

- Density: The density at 45.4 uph is acceptable
- Urban Design: The applicant refers to the appropriate guidance.

- Layout: Four-character areas are included with a good range of open space etc in each area.
- Phasing: DM OBJ 23 requires the submission of a detailed phasing plan which clearly demonstrates the delivery of key infrastructure associated with the scheme. The applicant proposes 3 no phases. The Board is invited to consider the above comments.

8.1.3. **Open Space, Landscaping & Boundary Treatment**

- Public Open Space: The public open space is acceptable.
- Private Open Space: Private Open Space is acceptable
- Landscaping: A landscape Rationale has been submitted.

8.1.4. **Transport Section**

- Masterplan: The masterplan should be submitted and include a coherent phasing of the MOOR, a Traffic and Transport Assessment should be submitted as part of the masterplan, the red line should include the MOOR and the applicant should address the delivery of the entire road.
- Accessibility and Integration: A full upgrade of the L6219 towards the junction of the required, a pedestrian and cycle path for the L6219/R157 to connect to the pedestrian network and revised design details for a realigned L6219 to include a bus stop.
- Access Junction: The stop line should be in line with the National Cycle Manual.
- Traffic Assessment: Additional information required (specific rates of growth, design year + 5 and +15 scenario, Do Maximum scenario, trip rates (masterplan).
- Road Safety: Audit
- Site Layout: The bridge along the L6219 should be included in the realignment, dopped kerbs and tactile pavement at all internal junctions,

turning head at the end of the homezone, paths through high amenity areas, materials for taking in charge.

- Parking: Spaces set back from access junctions, electric charging etc

8.1.5. Surface Water Treatment & Disposal

- Breakdown of 4 no. catchment areas and attenuation volumes.
- Submission of Q- bar calculations for greenfield run off for each catchment in the site.
- Trail holes should be provided to confirm on site water table. Infiltration systems should be a minimum depth of 1 m above the winter water table level.
- Permeable paving to be provided
- Design details for the attenuation
- Finished floor levels to be at least 500m above the maximum adjacent river level and top water level in the on-site drainage system.

8.1.6. Waste Management, Environmental protection & Public Health

- No objection subject to conditions.

8.1.7. Part V and taking in charge

- The Housing department have not been involved in any discussions and would not be in agreement with the proposed 36 no. Part V units of which 11 have been identified as apartments.

8.1.8. Environment Section

- The applicant should submit a detailed Site-Specific Flood Risk Assessment.

9.0 Irish Water

9.1. A submission was received from Irish Water on the 20th of January 2022 from Irish Water confirming that a Confirmation of Feasibility has been issued subject to the following:

9.2. In respect of **Water**:

Upgrade works are required which the applicant should fund.

It is expected that these upgrades will be in the public domain.

1. Connection main – Approx. 50m of new 250mm ID main to be laid to connect the site development to the new 300mm ID upgrade main.
2. Trunk/Distribution main 1 – Approx. 950m of 300mm ID main to be laid to link connection main and new 350mm ID main . To service the lands a total of 3500m of 300mm ID main which links in with Mariavilla.
3. Trunk/Distribution main 2 – Approx. 1400m of new 350mm ID main to be laid to link new 300mm ID TM 1 and the existing 400mm AC main together.
4. Onsite storage required for commercial units, 24-hour storage at ADPW demand, storage units must also be able to be refilled from empty within 12-hour period

IW currently have a project 'Maynooth East Ring Road' which is currently at design stage and on our current investment plan consisting of approx. 1400m of 350mm ID main and will be carried out in conjunction with Kildare County Councils 'Maynooth Eastern Ring Road' project.

9.3. In respect of **Waste water**:

Upgrade works are required to increase the capacity of the **Maynooth Wastewater Pump Station and Rising Main**.

- Irish Water currently has a project on our current investment plan which will provide the necessary upgrade and capacity, currently scheduled to be completed by Q4 2025 (this may be subject to change, as planning has yet to be granted in both Kildare and Meath and the appropriate consents for the project).

- Furthermore, upgrade works would be required to increase the capacity of the wastewater network (upgrade of approx. 175m of network directly upstream of the pump station).

Irish Water are currently reviewing these works which are not currently on the Capital Investment Plan. Where a connection is proposed in advance of the delivery of strategic solutions in this area, Irish water are willing to **review Storm Sewer Separation proposals (from the combined network)** in the Maynooth area, in order to provide additional wastewater capacity. This would require cooperation and agreement from Kildare County Council, as the storm drainage authority.

Further measures are currently being investigated by Irish Water in this area via the Capital Maintenance Programme, including:

- identifying and repairing areas of infiltration
- control of pumping stations in the catchment - increasing local storage in the area

10.0 The Consultation Meeting

10.1. A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 05th of May 2022, commencing at 10.00am, via Microsoft Teams.

Representatives of the prospective applicant, Meath County Council and An Bord Pleanála were in attendance. Kildare County Council were also in attendance as the site is located along the county boundary. An agenda was issued by An Bord Pleanála prior to the meeting as detailed below:

1. Masterplan (MP 16) and Core Strategy
2. Design and Layout
3. Traffic and Transport
4. Drainage and Irish Water Submission
5. Any Other Business

10.2. In relation to the **Masterplan (MP 16) and Core Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The requirement for a masterplan for the subject site and wider Maynooth Environs areas as specified in the Meath County development plan.
- The absence of detailed information on the proposed phasing and delivery of physical infrastructure and services for the site and the wider Maynooth Environs.
- The policy of the development plan and the requirements of the Regional Spatial and Economic Strategy (RSES) for the preparation of a joint Local Area Plan for Maynooth.

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

- The overall design and layout of the proposed development, the design and carrying capacity of the road's infrastructure and the need for good urban design along key links.
- The visual impact of the proposed development.
- The location and size of the crèche and public open space on the community zoned lands and the need for an efficient use of lands.
- The location of carparking and the need to reduce the high level of surface parking visible from all the main through routes.
- The scale of the community proposed and the level of services within the wider masterplan area.

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

- The design and planned development of the Meath Outer Orbital Route (MOOR).
- The upgrade of the road's infrastructure, inclusion of bridge and requirement for a joint planning application between Meath County Council and Kildare County Council.
- The upgrade of the surrounding road network and the junction between the L2214 (subject site) and the R157.

- The walking and cycling connectivity into Maynooth and the proposal to provide new routes through the southeast of the site, onto the R157.
- The design and layout of the cycle lanes and the compliance with the National Cycle Manual.

10.5. In relation to the **Drainage and Irish Water Layout**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The Irish Water submission requiring upgrades of the water network and the wastewater network to increase the capacity of the Maynooth Wastewater Pump Station and Rising Main.
- The amendments to the design of the wastewater treatment and the inclusion of the red line to include any works required to service the site.

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

- The inclusion of Kildare County Council in any further discussions related to the proposed development.

11.0 **Assessment**

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.

I have examined all of the information and submissions before me including the documentation submitted by prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

Conclusion

I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted

with the consultation request under section 5(5) of the Act requires **further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

12.0 Recommended Opinion

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

Principle of Development

1. Further consideration/justification of the documents as they relate to the planned development strategy for the Maynooth Environs, the absence of a detailed masterplan (MP16) and/ or Local Area Plan and compliance with Objective MAY POL 1 and MAY OBJ 1 (Master Plan 16) of the Meath County Development Plan 2021-2027. The applicant shall ensure the further consideration/justification includes detailed information on the planned roll out and delivery of essential infrastructure, *inter alia*, the Maynooth Outer Orbital Road (MOOR) and wastewater treatment, necessary to accommodate any increased population from the proposed development and the overall capacity required for the masterplan area (MP16).

Permeability and Connectivity.

2. Further consideration and/or justification of the documents as they relate to the movement of pedestrians and cyclists from the subject site into Maynooth Town and surrounding area. The submitted documentation should demonstrate clear pedestrian and cycle connectivity and the timescale, phasing and delivery of any infrastructure associated with the proposed pedestrian and cycle connectivity, including any third-party consents required for the works. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents

Design Strategy

3. Further consideration and/or justification of the documents as they relate to the design approach of the proposed development and the need for a high quality, strong urban edge which integrates effectively along the proposed Maynooth Outer Orbital Road (MOOR). The further consideration/ justification should address the open space strategy, inter alia the need passive surveillance and functionality of open space (in particular the proposed communal courtyard spaces) and the future management and maintenance of all open space areas. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and the requirement for good design and the inclusion of a sense of place.

12.1. 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. In relation to access and transportation, the following information should be submitted:

- a) Full plans and particulars of all road upgrades along with justification for not upgrading of the L6219 up to the junction of the R157, if not included in the proposed development.
 - b) A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.
 - c) A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual.
 - d) A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.
 - f) A report addressing other matters raised in the report of the Meath County Council Transportation Planning Section.
2. A report which specifically addresses matters raised in the report of the Meath County Council Water Services Section, inter alia, the breakdown of the 4 no catchment areas, a detailed Q-bar calculation, SuDS compliance and Finished Floor Levels.
 3. A report on the Part V proposals.
 4. A Schools and Social Infrastructure Audit.
 5. Submission of a Site Specific Flood Risk Assessment (SSFRA).
 6. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detail of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
 7. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should,

nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

8. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
9. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage

12.2. 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. Kildare County Council
3. Transport Infrastructure Ireland.
4. National Transport Authority
5. The relevant Childcare Committee
6. Inland Fisheries Ireland

7. Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation),
8. The Heritage Council (archaeology, architectural heritage and nature conservation),
9. An Taisce-the National Trust for Ireland (archaeology, architectural heritage and nature conservation),
10. An Comhairle Ealaíon,
11. Fáilte Ireland

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Karen Hamilton
Senior Planning Inspector

16th of May 2022