



An
Bord
Pleanála

Inspector's Report

ABP-313883-22

Development	Construction of 68 residential units, (59 houses and 9 maisonette apartments), and a retail/café unit of 77 sq. m.
Location	Junction of R402 and, Johnstown Bridge Road, Johnstown Bridge, Co. Kildare
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	22488
Applicant(s)	Johnstown Bridge Spire Limited.
Type of Application	Planning Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party
Appellant(s)	Johnstown Bridge Spire Limited.
Observer(s)	Albert Greville.
Date of Site Inspection	10 th of November 2023.

Inspector

Elaine Sullivan

Contents

1.0 Site Location and Description	5
2.0 Proposed Development	6
3.0 Planning Authority Decision	6
3.1. Decision	6
3.2. Planning Authority Reports	7
3.3. Prescribed Bodies	9
3.4. Third Party Observations	9
4.0 Planning History.....	10
5.0 Policy Context.....	11
5.1. Development Plan.....	11
5.3. Natural Heritage Designations	16
5.4. EIA Screening	16
6.0 The Appeal	16
6.1. Grounds of Appeal	16
6.2. Planning Authority Response	18
6.3. Observations	18
6.4. Further Responses.....	19
7.0 Assessment	20
8.0 Recommendation.....	32
9.0 Reasons and Considerations.....	32
Appendix 1 – Form 1: EIA Pre-Screening & Form 2: EIA Preliminary Screening	
Appendix 2 – Uisce Éireann Capital Investment Plan 2020-2024 (Extract)	
Appendix 3 – Strategic Flood Risk Assessment – Kildare County Development Plan 2017-2023 (Extract)	

Appendix 4 - Strategic Flood Risk Assessment – Kildare County Development Plan
2023-2029 (Extract)

1.0 Site Location and Description

- 1.1. The subject site is located within the village of Johnstownbridge in north Co. Kildare. The village is south of the Meath County border and Junction 9 of the M4 Motorway is approximately 1km to the north of the village centre. Enfield train station is approximately 2.6km to the north-east of the subject site and is served by commuter trains to Dublin City Centre and long-distance services to Longford and Sligo. The R402 Regional Road connects Enfield with Johnstownbridge and travels directly through the village.
- 1.2. Development in the village is mainly positioned along the north and south of the R402 and comprises a mix of detached houses and new housing estates with most of the social infrastructure and services located around the junction with the L1004 – Johnstown Road. The site is at the centre of the village and to the west of the R402 and L1004 junction. Its northern boundary is set back from the public road with a grass verge, trees and public seating positioned between the site and the public footpath. There is also a bus stop and a pedestrian crossing to the north of the site. The site is currently an undeveloped greenfield site with trees and hedgerows forming most of the site boundaries. A portion of the western and northern boundary comprises a low-rise wall with stone facing. An agricultural gate is in place along the western boundary. The topography of the site is flat and open with a slight fall in level from north to south. There are no significant tree stands or landscape features towards centre of the site.
- 1.3. To the north of the site, and on the opposite side of the road is St. Patrick's Church and St. Patrick's National School. Directly to the west, and on the other side of the junction is the Hamlet Court Hotel. To the east of the site, is a detached house facing onto the R402 with the entrance to the Bridgewell housing estate to the east of the house. No's 15 to 22 Bridgewell, back onto the eastern site boundary. To the south, the site is bounded by an agricultural field. The Fear English River is approximately 130m to the south of the site and runs in a north-westerly direction to meet the Blackwater River.

2.0 Proposed Development

- 2.1. Planning permission is sought for the provision of 68 residential units comprising 59 houses, (10 x two-bedroom, 31 x three-bedroom and 18 x four-bedroom), and 9 maisonette apartments, (8 x one-bedroom and 1 x one-bedroom), and a retail / café measuring 77.2 sq. m.
- 2.2. A new vehicular entrance off Johnstown Road is proposed, along with 144 car parking spaces, a pumping station, ESB substation and all ancillary works to include surface water drainage, public lighting and landscaping. The development would connect with the public water and wastewater services.
- 2.3. Documents submitted with the application include –
 - Social Infrastructure Audit
 - Engineering Assessment Report
 - Flood Risk Assessment
 - Architectural Design Statement
 - Appropriate Assessment Screening
 - Archaeological Assessment Screening
 - Landscape Design Report
 - Tree Survey
 - Preliminary Demolition and Waste Management Plan
 - Preliminary Construction Management Plan
 - Building Energy Assessment

3.0 Planning Authority Decision

3.1. Decision

Planning permission was refused by the Planning Authority, (PA), for the following reason,

The Planning Authority has serious concerns about granting any significant development within the County where the servicing Waste Water Treatment Plant (WWTP) is already operating above capacity. Notwithstanding plans for an upgrade to the Enfield WWTP (County Meath) it is noted that Irish Water indicates that the estimated completion timescale of Q3 2025 is subject to change which serves to add to the environmental risk of granting permission for increased development within the Johnstownbridge/Enfield licensed agglomeration. It is considered therefore that the proposed development is premature pending the delivery of the proposed upgrade to the Johnstownbridge/Enfield WWTP. To this end, the Planning Authority considers that development of the kind proposed on the land would be premature by reference to an existing deficiency in the provision of sewerage facilities, would be prejudicial to human health and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Officer dated the 14th of June 2022 informed the decision of the Planning Authority.

- The PO notes that the principle of the development is acceptable, given the zoning objective, the location in the centre of the village and the planning history for the site.
- Apart from some minor changes and the omission of the wastewater treatment plant, the subject proposal is the same as that applied for under ABP-310050-21, PA Ref. 21/117.
- The assessment of the PO is generally positive towards the siting, design and layout of the scheme and the density and housing mix is considered to be acceptable.
- It is noted in the report that the housing units are in accordance with the Development Plan standards for gross floor area, storage, open space, (private and public), and as such would provide a satisfactory level of amenity for future residents.

- The PO considers the scale of the development within the village against the Development Plan growth targets for this settlement type. Based on an average household size of 2.8 per unit, the development would represent an increase in the population of the village of 29%, (i.e. from 650 to 840). The Development Plan provides for an increase of 25% in the population of the villages. Within this context, the slight increase in the recommended population level is acceptable.
- Reports from the Water Services Section and the Transportation Department recommend that further information is requested are the comments are included in the report.
- Comments from the Environment Section recommend a refusal of permission based on the lack of capacity at the Enfield Waste Water Treatment Plant, (WWTP). The PO notes that this issue was a significant factor in the refusal of the previous permission on the site.
- At the time of writing, works to upgrade the plant were planned but not commenced and the PO considered that the development would be premature regarding the existing deficiencies in the provision of sewerage facilities and recommended that permission be refused.

3.2.2. Other Technical Reports

- **Environment Section** – The report states that the Enfield WWTP is currently operating above its biological capacity. The Confirmation of Feasibility Letter from Uisce Éireann, (formerly Irish Water), outlines that the upgrade works in Enfield WWTP should be complete in Q3 of 2025, although this is subject to change. There are serious concerns about granting permission for significant development under these conditions. The Enfield WWTP discharges to the Blackwater tributary to the river Boyne, which is an SPA and a designated salmonoid river, protected under the EU Freshwater Fish Directive. The Blackwater has a ‘moderate’ status under the EU Water Framework Directive and investigations have found that the primary source of impact is the Enfield WWTP. If the development is permitted, there is a concern that discharge into the agglomeration prior to full upgrading of the WWTP will impact even further

on the status of the Blackwater and the Boyne and will contrary to the State's obligation under the Water Framework Directive.

- **Water Services** – Further information is required regarding surface water drainage, SuDS and flood risk.
- **Maynooth Municipal District Office** – No objection.
- **Housing Section** – The development is subject to Part V provisions. The developer is requested to submit additional information for agreement.
- **Transportation Department** – Further information required regarding car parking, width of the cycle path and the Construction Management Plan.
- **Environmental Health Officer** – No objection.
- **Kildare National Roads Office** – No comment.
- **Fire Officer** – No objection.

3.3. Prescribed Bodies

- **Uisce Éireann** – The response from Uisce Éireann states that there is no objection to the development. It also states that the Irish Water (sic) Capital Strategy are scheduled to deliver Enfield WWTP upgrade by Q3 2025, (subject to change). No development shall commence until the contract for IW Enfield upgrade has been signed and, no unit shall be occupied in the proposed development until IW Enfield WWTP upgrade contract has been completed and commissioned to the satisfaction of IW and Kildare County Council Water Services Department.
- **Department of Housing, Local Government and Heritage** – Recommends that archaeological monitoring be carried out.
- **Meath County Council** – No comments to make.

3.4. Third Party Observations

Three third party observations were received by the PA. All observations objected to the development and raised the following issues,

- Increased traffic and proximity to St. Patricks school,
- Additional demands on infrastructure,
- Insufficient capacity in existing infrastructure, (water and wastewater),
- Lack of social infrastructure to cater for new population,
- History of waterlogging on the site,
- Loss of privacy to existing houses,
- Increased noise,
- Lack of public transport in the village.

4.0 Planning History

ABP-310050-21, (PA Ref. 21/117) – Planning permission refused in October 2021 for a similar development which comprised 68 residential units, (59 houses and 9 maisonettes/apartments), and ancillary infrastructure works which included an on-site wastewater treatment plant. Permission was refused for the following reason:

The Enfield wastewater treatment plant is currently overloaded. The proposed development requires provision of a temporary on-site wastewater treatment plant to facilitate the development should proposals to upgrade the Enfield wastewater treatment plant not progress. It is the policy of Kildare County Council, as expressed in Policy WW 10 of the Kildare County Development Plan 2017-2023, to refuse residential development that requires the provision of private waste water treatment facilities, other than single house systems. Therefore, it is considered that the proposed development would be premature by reference to the existing deficiencies in the provision of sewerage facilities and the period within which this constraint may reasonably be expected to cease, would contravene Policy WW 10 of the Kildare County Development Plan 2017-2023, and would be contrary to the proper planning and sustainable development of the area.

Of relevance to this planning application is:

P.A. Reg. Ref. 21/349 (Meath Co. Co.) – Permission was granted in 2021 to Irish Water for 11 no. reed beds, two 1,300m³ final settlement tanks, a 90m³ WAS holding

tank, transfer pipelines, sludge import facilities, box culvert, internal roads, fencing, outfall to the Blackwater for treated effluent and attenuated surface water etc. The development is an extension to Enfield WWTP to increase the treatment capacity. The site is approx. 400 metres north of the site subject of the current planning application. It is on the northern bank of the Blackwater River, with the existing wastewater treatment site on the opposite, southern bank.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is located within the administrative boundary of Kildare County Council. The operative Development Plan for the area is the Kildare County Development Plan, (KCDP), 2023-2029, which came into effect on the 28th of January 2023.
- 5.1.2. The application was assessed by Kildare County Council in accordance with the policies and objectives of the Kildare County Development Plan 2017-2023, which was the operative Development Plan at the time.
- 5.1.3. On review of the contents of both plans I note that there are no material changes between the 2017 County Development Plan and the 2023 County Development Plan as they relate to the appeal site and the current proposal. In this regard I consider the proposal in accordance with the guidance and provisions of the operative Development Plan, namely the 2023 – 2029 Kildare County Development Plan, (KCDP).

Kildare County Development Plan 2023-2029

Johnstownbridge is designated as a 'Village' in the settlement strategy for County Kildare. Development in the village will be guided by the Johnstown Village Plan which is set out in Volume 2, Part 2 of the KCDP.

The following sections of the Johnstownbridge Village Plan are relevant to the subject proposal:

- Zoning - The site is subject to two zoning objectives. The most northerly part of the site, adjacent to the R402 main street is zoned objective 'A – Village

Centre, which seeks *'To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use'*. 'Dwelling' (residential development) is listed as 'Permitted in Principle' within this zoning. This portion of the site is also identified as an 'Opportunity Site'.

- The southern portion of the site, adjacent to the L1004 – Johnstown Road, is zoned objective *'C – New Residential'*, which seeks *'To provide for new residential development'*.
- The site is in an area which requires a Flood Risk Assessment.
- Transportation Objective – T2 is on the main street and on the north-western corner of the site which seeks to realign the junction of the L1004 and the R402. (This objective has been carried through from the 2017 Plan).
- Protected Structures – There are no protected structures on the site but there are some in proximity to the site, RPS Ref. B04-03, (Medieval carved stones), to the northeast of the site, B04-21, (school), and B04-18, (house), to the north-west of the site.
- Two Recorded Monuments are located to the north of the site but outside of the site boundary – KD004-003, (Architectural fragment), to the north-east and KD004-002, (Amorial stone), to the north-west.
- **Village Centre – Objective V JB5** - (i) The Opportunity site shall contain a 2-storey landmark mixed-use development, shall reinforce and complement the existing relationship between St. Patrick's Church and the Hamlet Court Hotel and create a strong frontage along the Main Street. (ii) This significant infill development will be contingent on a masterplan being agreed with the Council. Please see Map V2-3.9.
- **Physical Infrastructure - Objective V JB19** – It is an objective of the Council to 'Only consider development where appropriate wastewater treatment facilities can be provided as part of the overall development'.
- **Objective V JB20** – Surface Water - It is an objective of the Council to ensure that development proposals for lands identified by the dashed pink line on

Map V2 – 3.9 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.

KCDP - Volume 1

Chapter 3 – Housing – Residential Density - Table 3.1 sets out the density levels for different settlement types as per Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, (2009). In Smaller Towns & Villages the general density parameters for Centrally Located sites is 30-40 units per hectare, and on Edge of Centre Sites it is 25-35 units per hectare.

Chapter 6 – Infrastructure

Objectives -

IN 021 - Facilitate the development of nature based Sustainable Urban Drainage Systems, including the retrofitting of SuDS in established urban areas. Culverting entire drains and streams will generally be prohibited; interference with natural drainage systems is to be minimised and the Council will explore opportunities to remove culverted drainage systems in favour of open, natural drainage systems.

IN 022 - Require the implementation of Sustainable Urban Drainage Systems (SuDS) and other nature-based surface water drainage as an integral part of all new development proposals.

In 024 - Only consider underground retention solutions when all other options have been exhausted. Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution.

Chapter 15 – Development Management Standards

15.4 – Residential Development

15.4.1 – Development Capacity – Applications for more than 20 units will be required to be accompanied by a Social Infrastructure Audit.

15.4.3 – Residential Density – Set out in Table 3.1, Chapter 3.

15.4.4 - Housing Mix – A Statement of Housing Mix will be required for all applications of 10 units or more.

15.4.5 – Design, Layout and Boundary Treatments – Proposals for residential development in towns and villages will be required to fully address the 12 Criteria for

sustainable residential development as outlined in the Urban Design Manual – A Best Practice Guide (DoEHLG, 2009), as well as the guidance set out in Section 14.6 of the KCDP.

15.4.6 – House Design – Sets out the standards for the layout of housing schemes. Table 15.2 sets out the development standards for houses with regard to minimum floor area, storage area and private open space.

15.4.7 – Apartment Developments – Planning applications for apartments will be assessed against the Sustainable Urban Housing: Design Standards for New Apartments (2020) or any subsequent guidelines and the Urban Development and Building Height Guidelines (2018).

15.6.6 – Public Open Space for Residential Development – A relaxation of standards, (minimum of 15% public open space), may be considered in smaller developments, (less than 8 units and on brownfield sites), for which a minimum of 10% would be required.

15.7.2 – Cycle Parking – The PA requires the provision of a minimum level of cycle parking spaces to be provided in each new development. The standards are set out in Table 15.4. Apartment developments require a minimum of 1 space per bedroom and 1 visitor space per 2 apartments.

15.7.8 – Car Parking – Car parking standards are set out in Table 15.8 of the KCDP and are maximum standards. The maximum standard for a house is 1 space for houses with up to and including 3 bedrooms and 1 space + 0.5 visitor spaces for units of 4 bedrooms or greater. For apartments, the maximum standard is 1.5 spaces per unit + 1 visitor space per 4 apartments. In addition, the Development Plan requires that parking spaces for visitors should be a minimum of 10% of the overall number of parking spaces provided in new residential developments.

5.2. National Policy

5.2.1. Project Ireland 2040, National Planning Framework, (NPF).

The NPF provides a series of National Policy Objectives (NPOs) including:

- NPO 3a, b and c which seek the delivery of new homes within the footprint of existing settlements.

- NPO 3a, Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- NPO 3c Deliver at least 30% of all new homes that are targeted in settlements, within their existing built-up footprints.
- NPO 11 states that there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

5.2.2. Section 28 Guidelines –

- **Sustainable Urban Housing - Design Standards for New Apartments (Guidelines for Planning Authorities), 2022.**
 - Supports the use of infill sites in urban locations to provide higher density apartment developments.
 - SPPR1 - Apartment developments may include up to 50% one-bedroom or studio type units.
 - SPPR3 – Sets out the standards for minimum apartment floor areas.
 - SPPR4 – Sets out the minimum number of dual aspect apartments to be provided in any scheme; a minimum of 33% dual aspect units are required in more central and accessible locations, a minimum of 50% in a suburban or intermediate location and on urban infill sites of any size or on sites of up to 0.25ha planning authorities may exercise discretion to allow lower than the 33% minimum.
 - SPPR5 – Specifies floor to ceiling heights.
 - SPPR6 – Specified maximum number of apartments per floor core.
 - Appendix 1 – sets out the minimum requirements for aggregate floor areas, room areas and widths, storage space, private and communal amenity space.
 - Car Parking – In areas that are well served by public transport, the default position is for car parking provision to be minimised, substantially reduced or

wholly eliminated. This is particularly applicable where a confluence of public transport options are located in close proximity.

- **Sustainable Residential Development in Urban Areas (Guidelines for Planning Authorities), 2009**

The Guidelines updated and revised the 1999 Guidelines for Planning Authorities on Residential Density and set out the key planning issues to be considered in the provision of new housing development in terms of sustainable development.

5.3. **Natural Heritage Designations**

5.3.1. No designations apply to the subject site.

5.4. **EIA Screening**

5.4.1. See completed Form 2 on file. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The grounds of appeal relate to the reason for refusal and include the following:

- The subject application is the second application for the same development on the site. The first application was refused because the proposal included an on-site wastewater treatment plant which was deemed to be contrary to the Development Plan.
- As per their submission to the planning application, Uisce Éireann have no objection to the development in principle. Their submission also states that all works are to be agreed prior to the commencement of development and they note that the Enfield WWTP is scheduled to be delivered in Q3 2025, (subject to change).

- The applicant received a further update from Uisce Éireann on the 14th of June 2022 which advised that the programme estimate for completion is 'Q3 2023, although every effort will be made to deliver the upgrade sooner. The correspondence also states that should planning permission for the housing development be granted, *'Irish Water (Uisce Éireann) may be in a position to issue a connection after 12 months prior to the WWTP delivery date to facilitate construction commencing on site. Final connection of the development would be conditioned on the stage of progression of the wastewater treatment plant upgrade and the ability to take foul flows during the wastewater process proving stage of the project'*.
- The appeal projects that, should permission be granted for the development, the commencement date could be in Q2 of 2024, which would not be too far away from the Q3 2025 timeline given by Uisce Éireann.
- To provide some comfort to the Board the applicant refers to Point 5(a) of the Uisce Éireann submission which states that, *'No development shall commence until the contract for IW Enfield WWTP upgrade has been signed'*.
- The applicant is of the opinion that it is likely that a contract will be signed at least 12 months in advance of construction allowing Uisce Éireann to provide a connection offer, which would then allow the development to start c. Q3 2024, which would give the applicant three years to complete the development, which is ample time.
- The applicant is happy to accept a condition which states that, *'The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water (sic), prior to commencement of development'*.
- Point 5(b) of the Uisce Éireann submission states that, *'No unit shall be occupied in the proposed development until IW Enfield WWTP upgrade has been completed and commissioned to the satisfaction of IW and Kildare County Council Water Services department'*. The applicant is willing to accept a planning condition to this effect.
- The grounds of appeal refer to ABP-306198, Wicklow County Council Ref. 19/693, where planning permission was granted for a housing development in

Blessington, Co. Wicklow was granted permission based on the future, impending delivery of the Blessington WWTP.

- A response to the comments from the Roads Section is included in the ground of appeal. The applicant states that the width of the cycle path has been increased from 1.28m to 2m and is shown on a revised Masterplan. Kerb buildouts have been provided for traffic calming and additional parking spaces have been addressed.

6.2. Planning Authority Response

A response was received from the PA on the 18th of July 2022 and includes the following,

- The PA has serious concerns regarding the capacity of the Enfield wastewater treatment plant that is currently operating above capacity.
- Notwithstanding the indication of future upgrades, this work is subject to change. To permit a large-scale residential development would be premature pending the delivery of the necessary infrastructure.
- In their response, Uisce Éireann suggests that development would not be permitted to commence before the contract for the Enfield WWTP works had been signed. In addition, it is suggested that no units can be occupied until the contract has been completed and commissioned to the satisfaction of Uisce Éireann and the PA.
- The PA does not consider it prudent to permit the development subject to the constraints suggested, given the undefined timescales involved and the potential for housing units remaining empty for undefined periods of time pending the delivery of necessary sewerage facilities.

6.3. Observations

One observation was received from Albert Greville. The observation was broadly in support of the development and includes the following:

- The PA's reason for refusal is incorrect and does not reflect the reality of the national legislative framework and the controls placed on the provision and management of water and wastewater infrastructure in the state.
- Irish Water is the national water authority, whose wastewater plants are audited and licenced by the EPA. Irish Water will not allow a housing development to connect into their wastewater treatment system unless there is sufficient capacity to treat it.
- It is not credible that a planning application must be refused on the grounds that the water authority cannot be relied upon to refuse wastewater from a development if the WWTP has not been upgraded.
- In their report to the PA, Irish Water stated that they had no objection to the development subject to conditions relating to commencement and occupancy which were tied to the timing of the works proposed to the WWTP.
- Should permission be granted on appeal, the project would have at least until 2027/2028 to reach a stage of substantial completion. Therefore, it would be wrong to refuse planning permission on the single basis of prematurity.
- If planning permission is granted it will take at least 18 months for the developer to secure the necessary certificates and finance to proceed. This would bring the development timelines in step with those proposed by Irish Water.
- The observer runs a business in the centre of the village and are in favour of the development and the vibrancy and economic stimulus it would bring to the town. If the development does not go ahead, it is likely that the site will remain empty and the village will not gain 68 homes.

6.4. Further Responses

6.4.1. A further submission was received from the appellant on the 9th of January 2023 and includes the following:

- Kildare County Council's decision to refuse permission was based on a single ground, that there was insufficient certainty that necessary upgrade works to the Enfield WWTP would proceed.

- When the PA's decision was issued on the 16th of June 2022, the progress status on the WWTP works was that planning permission had been granted and that tenders had been returned.
- Since then, Irish Water have signed construction contracts to deliver the WWTP upgrade project. A copy of confirmation from Irish Water dated the 7th of December 2022 was included in the submission.

7.0 **Assessment**

7.1. The main issues that arise for assessment in relation to the appeal can be addressed under the following headings:

- Principle of Development
- Compliance with Development Plan
- Transportation Issues
- New Issue – Flood Risk and Surface Water Drainage
- Appropriate Assessment

7.2. **Principle of Development**

7.2.1. The proposed development is for a mixed-use scheme of 68 residential units, (59 houses and 9 maisonette apartments), and a retail / café unit of 77 sq. m. Under the KCDDP, the site has two zoning objectives: 'A – *Village Centre*' and 'C - *New Residential*'. Residential development is acceptable within both zoning objectives, subject to standard planning considerations. I am satisfied that the principle of development on the site is acceptable.

7.3. **Compliance with Development Plan**

Settlement Strategy

7.3.1. Designated villages in the Kildare County Settlement Strategy have been allocated 4% of the overall population growth of the county up to the end of the Plan period in

2029. This translates into a housing target of an additional 366 units across the designated villages in the county, (Chapter 2, KCDP). Volume 2 of the KCDP contains the Village Plans and Rural Settlement Plans. Overarching objectives for the development of the settlements are set out in Sections 3.4 and 3.5 of Volume 2, with specific objectives contained within each individual settlement plan. Objective VGP 2 of Section 3.4 seeks to *'facilitate sustainable population growth in the identified villages with growth levels of up to 25% over the Plan period'*, and Objective V GO 4 of Section 3.5 seeks to, *'Generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines, (2009)'*. For example in a village of 800 people the typical pattern and grain of development suggests that any individual development should not be larger than 26-40 housing units. This objective was carried through from the 2017-2023 Plan, where it was adopted as Policy VRS 6.

- 7.3.2. Johstownbridge has an existing housing stock of 207 units, (as per the Village Plan in the KCDP). The subject development would represent an increase of approximately 33% in the existing housing stock. The scale of the development was addressed in the application and was justified on the basis that the site is an infill site in the centre of the village and would represent a sequential approach to development. It was also argued that it would provide an additional retail/café unit, a mix of housing typologies and a landscaped street frontage that would contribute to the public realm.
- 7.3.3. In their report, the PO acknowledged that the development would be over and above the recommended level of development for villages as set out in the KCDP. However, Variation No. 1 of the 2017-2023 CDP facilitates a population growth of 25% for village settlements. As the proposed development would represent an increase in population of approximately 29%, from 650 to 840, the PO considers the variance to be acceptable. Furthermore, the PO is of the opinion that, *'having regard to the location, scale, density and characteristics of the proposal and to the timelines involved, that the proposal is acceptable with regard to the growth strategy for the villages as set out in the County Development Plan 2017-2023'*.

7.3.4. I would agree with the conclusion of the PO. Whilst the development would represent an increase of c. 33% of the housing stock in the village, which is over and above the quantum of 15% recommended in objective VGO 4 of the 2023-2029 Development Plan, it is only marginally above the recommended population increase of 25% over the lifetime of the Plan. The development would be located on a site in the centre of the village which is zoned for development and is designated as an 'Opportunity Site'. It would also provide an additional retail unit and a mix of 1-, 2-, 3- and 4-bedroom housing units.

Density

7.3.5. The development would yield a net density of 29 units per hectare, which is slightly under the parameters of 30 to 40 units per hectare which is recommended for a central site as set out in Table 3.1 of the KCDP, (i.e. 30-40 units per hectare). However, the divergence is minimal and within the existing site context it is acceptable. I note that the density of the proposal was reduced from 35 to 29 units per hectare to align with comments from the PA following Section 249 consultations.

Residential Standards

7.3.6. I have reviewed and assessed the proposed development against the relevant development standards set out in the KCDP 2023-2029 and I am satisfied that the proposal generally accords with the requirements in terms of floor areas, storage, private and public open space and general layout. Most of the houses would be 3-bedroom units which would make up 45% of the overall development. However, the remaining mix would comprise 1 and 2-bedroom apartments and 2 and 4-bedroom houses. This represents a reasonable mix of typologies for the character of the village.

Residential Amenity

7.3.7. The proposed development would not have a significant negative impact on the level of residential amenity in existing development. The closest houses to the site would be the detached house adjoining the site to the east and the houses in Bridgewell that back onto the eastern site boundary. The houses proposed for the north-east corner of the site would not have first-floor windows that face onto the existing house and this house would not be directly overlooked. Along the south-eastern boundary the terrace of houses identified as Cell A would back onto the existing houses on

Bridgewell. Separation distances between new and existing buildings would range from 17.19m to 29m. Where the houses have the shortest separation distances, the proposed house would be orientated with the blank gable wall facing towards the existing house. Therefore, no windows would face directly towards the house.

- 7.3.8. Overall, I am satisfied that the layout and design of the proposed development would contribute to the village centre by consolidating development close to existing services, such as the church, school, shop. This is in accordance with the principles of sustainable development and represents a sequential approach to the development of the village. The proposal addresses the public road to the west and north and would provide active frontage along the main street. The individual housing units meet the development standards as set out in the KCDDP and the provision of public open space is in accordance with the level required in the Development Plan. Whilst I am satisfied that the density, layout and design of the development is acceptable, I note that further information was requested from the Roads and Water Services Section of the PA. This is addressed in the following sections.

7.4. Transportation Issues

- 7.4.1. The Transportation Section of the PA noted that there is a shortfall of 4-6 car parking spaces as per the 2017-2023 Development Plan and have requested that the spaces be provided in accordance with the Plan. It is also requested that that the cycle track proposed along the R402 be widened to a minimum width of 2.0m.
- 7.4.2. These comments were addressed by the applicant in the grounds of appeal. The applicant states that the width of the cycle path has been increased from 1.28m to 2m and that kerb buildouts have been provided to ensure traffic calming. Regarding the parking provision, 144 parking spaces would be provided, (1 per apartment, 2 per house, 10 visitor spaces and 3 accessible spaces). In the current Development Plan, car parking standards for houses were reduced from 2 spaces per unit to 1 space per houses up to and including 3 bedrooms, and 1.5 spaces for units of 4+ bedrooms. Therefore the car parking proposed is slightly above the maximum requirement of the Development Plan. However, I note that the development would be provided in the centre of the village and close to a bus stop and services such as

a school, shop and church which would reduce the requirement for car-based travel for shorter trips. Drawings submitted with the appeal do not contain details of the proposed cycle path. However, the applicant has stated that it will be accommodated, and I am satisfied that it can be dealt with through a planning condition.

7.5. Infrastructure

Wastewater Services

- 7.5.1. Planning permission was refused by the PA for one reason, which related to the lack of capacity at the Enfield WWTP. The PA considered that the proposed development was premature pending the delivery of the upgrade works to the Enfield WWTP. In the absence of sufficient capacity in the WWTP the development could be prejudicial to public health.
- 7.5.2. At the time of the decision, planning permission had been granted by Meath County Council under PA Ref. 21/349, (permission granted in August 2021), for the works to upgrade the Enfield WWTP which would increase capacity. The submission from Uisce Éireann on the subject proposal, dated the 14th of June 2022, states that the *'Irish Water Capital Strategy are scheduled to deliver Enfield WWTP upgrade by Q3 2025 (subject to change). No development shall commence until the contract for IW Enfield WWTP upgrade has been signed and, No unit shall be occupied un the proposed development until IW Enfield WWTP upgrade contract has been completed and commissioned to the satisfaction of IW and Kildare County Council Water Services department'*.
- 7.5.3. An update from the applicant was received on the 9th of January 2023 which included correspondence from Uisce Éireann which stated that construction contracts were signed in 2022 for works to upgrade the Enfield WWTP.
- 7.5.4. For the information of the Board, I have attached a copy of the relevant page from the Uisce Eireann Capital Investment Plan 2020-2024, (Appendix 2), which outlines the projects to be prioritised during this time period. In the Plan, the Enfield Wastewater Treatment Plan is listed as a project and, in July 2021, was categorised as at 'design stage'. Since then the project has advanced and an update has been

published on the Uisce Éireann website, (www.water.ie). The 'Projects' section of the website states that Uisce Éireann has commenced works to upgrade the wastewater infrastructure in Enfield to increase capacity and ensure environmental compliance. The works will take 2 years to complete and to date, Uisce Éireann has completed construction of a new 300m³ covered treated storage reservoir at the Enfield Water Treatment Plant. The new Treated Water Storage Reservoir will provide storage of water supply in the event of an interruption at the Enfield plant providing increased resilience on the Enfield network and minimising the impact an unplanned outage may have on customers.

- 7.5.5. A Capacity Register for WWTP's is also published on the Uisce Éireann website. The most recent version was published in June 2023 and gives a 'Green' status for the Enfield WWTP. This indicates that there is spare capacity available in the WWTP. The website notes that the indication of available capacity has been determined based on a standardised national review of the available information and that the register provides commentary on the available capacity at the WWTP and does not consider the capacity of the sewer network.
- 7.5.6. Based on the information at hand, I am satisfied that the works are underway to upgrade the Enfield WWTP and to increase capacity, with a new storage reservoir already in place. I note that Uisce Éireann had no objection to the commencement of the development once contracts had been signed and requested that no unit be occupied until the upgrade has been completed. It is anticipated that the works will take two years to complete which would align with the timeline for the delivery of the proposed development. The PA were concerned that in the absence of signed contracts that the project could be delayed and if planning permission was granted there could be a significant time lag between the completion of the housing development and the completion of the upgrade works. Now that the works have commenced the timeline for completion has more certainty. Therefore, based on the information at hand, and publicly available on the Uisce Éireann website, I am satisfied that the issue of lack of capacity in the Enfield WWTP is being addressed and will be completed in due course.

7.6. New Issue - Flood Risk and Surface Water Drainage

Flood Risk

- 7.6.1. It was recommended by the Water Services section of the PA that further information be requested regarding the surface water drainage system proposed for the site and that further assessment be carried out regarding the potential flood risk of the development. A Flood Risk Assessment, (FRA), was submitted with the application. It followed the same methodology as the FRA submitted with the previous application, (ABP-310050-21, PA Ref. 21/117), and came to the same conclusion. Both reports found that the residual risk from tidal, fluvial, pluvial, groundwater and man-made/mechanical means would be low and could be addressed through mitigation measures.
- 7.6.2. The internal report of the PA requests that a revised FRA be prepared to address the fluvial, pluvial, groundwater and residual flood risk, in accordance with the Flood Risk Guidelines and the GDSDS. It specifically requested that the FRA include a 30% adjustment for climate change and a 10% adjustment for 'urban creep', (i.e. the loss of pervious surfaces through development and replacement with impervious materials and paving). The report also requested that the finished floor levels of the houses should have a freeboard of 500mm above the highest predicted fluvial floor level. This issue was not raised by the PA in the previous application for the site, which was assessed under the same Development Plan. However, it was raised by third parties, and in the appeal to the Board, (ABP-310050-21), the Planning Inspector noted that the OPW maps indicated no flooding history on the site or any other flooding issues on the site and following an assessment of the FRA, they did not consider that flooding on the site was a significant concern.
- 7.6.3. I have reviewed the publicly available OPW flood maps, (www.floodinfo.ie), and the Strategic Flood Risk Assessments, (SFRA), for the Kildare County Development Plan 2017-2023 and 2023-2029. The subject site is not within Flood Zone A or Flood Zone B in the OPW maps or in either of the SFRA's. Regarding climate change, the 2017-2023 SFRA states that, *'CFRAM mapping indicates that areas in the town centre show increase flood extents from Flood Zone A to Flood Zone B. Future development in this area should be cognisant of climate change in particular with*

regards to finished floor levels. It concluded that, *'No new development or inappropriate zonings are proposed for flood risk areas. Site specific FRAs should address surface water and drainage, mitigation measures, residual risk and appropriate land use with respect to vulnerability of the proposed development type'*. Table 5.7 of the SFRA states that within Johnstownbridge, *'Relative to Flood Zone A, there is an increase in Flood Zone B on the eastern side of the town.'* In the interest of clarity, this area does not include the subject site. (Extract from the 2017-2023 SFRA attached in Appendix 3).

- 7.6.4. In the SFRA for the 2023 Development Plan it is acknowledged that there is no record of historical flooding in the area and no significant risk to the subject site in terms of fluvial or pluvial flooding was highlighted. However, the SFRA notes that the Catchment Flood Risk Assessment and Management (CFRAM), programme indicates that Johnstownbridge is particularly sensitive to increases in flood extents due to climate change scenarios and there is potential for flooding in several residential areas not currently within the flooding extents.
- 7.6.5. Climate change scenarios in the SFRA are taken from the OPW 'Flood Risk Management Climate Change Sectoral Adaptation Plan' (2019). The 2019 plan is an update of the 2015 plan, which was mandated under the National Climate Change Adaptation Framework (DECLG 2012) and considers new information on climate change and its potential impacts and developments in flood risk management since 2015. Two indicative scenarios are used by the OPW and are set out in Table 5.1 of the 2019 Adaptation Plan. The Mid-Range Future Scenario (MRFS) is based on the general average climate projections and provides an allowance of an additional 20% for climate change. The High-End Future Scenario (HEFS) assesses a more extreme future based on the upper end of the range of climate change projections and recommends an additional 30% allowance. Chapter 6 of the KCDDP states that, *'There is an increasing likelihood that Ireland's climate will be similar to that depicted in the High-End Future climate change scenario by the year 2100'*. Therefore, High End Future Scenario (HEFS) parameters were used in the flood risk assessment process.
- 7.6.6. In the SFRA mapping for Johnstownbridge, Flood Zone B extends into the subject site during the HEFS climate change scenario. (Extract from the 2023-2029 SFRA attached in Appendix 4). A Justification Test to assess the appropriateness of the

'New Residential' zoning for the site was carried out by the PA and determined that any development proposals for the subject site will be subject to Site Specific Flood Risk Assessment, (SSFRA), which must examine and consider the climate change flooding extents. The KCDP has delineated the lands in the village which require a SSFRA, and the subject site is located within this boundary.

7.6.7. The FRA submitted with the application did not refer to climate change and did not include allowances based on the MRFS or the HEFS. However, the site was not within Flood Zone A or Flood Zone B and the 2017-2023 Development Plan did not require a FRA for sites in Flood Zone C. In the grounds of appeal, the applicant responded to a request for further information from the Roads Department of the PA but did not respond to the information requested in relation to flood risk or surface water drainage. In the absence of this information, there is a lack of clarity as to whether the development has been designed to appropriately manage flood risk in a High-End Future Scenario for climate change.

7.6.8. I note to the Board that flood risk did not form part of the reason for refusal and was not raised as an issue in the planning history for the site. Therefore it is a new issue, and the Board may wish to seek the opinions of the parties.

Surface Water Drainage

7.6.9. The report from the Water Services section of the PA also recommended that further information be requested regarding the surface water drainage system proposed for the site. The application proposed that storm water would be attenuated in a dry detention basin to located underneath open space on the site. Storm water would flow through a piped surface sewer network to a hydro brake manhole which would be limited to a greenfield runoff rate. Surface water in excess of the greenfield runoff rate would also be attenuated in the storage basin for later release. Flow from the site will eventually outfall to the Fear English River via a culverted drainage ditch on lands to the south of the site and adjacent to the L1004- Johnstown Road. The report states that the Storm Water Management Plan will incorporate SuDS through permeable paving, filter drains, retention basins and flow controls.

7.6.10. It was recommended in the internal report of the PA that the surface water drainage system be reviewed to minimise the extent of impermeable surfaces throughout the scheme and to prioritise the use of nature-based solutions with infiltration and

attenuation to be used only as a last resort of when all other options are exhausted. The report also requested that a 30% allowance for climate change and a 10% allowance for urban creep should be designed into the attenuation system. Additional directions from the PA stated that the surface water drainage strategy should be informed by groundwater and sub-soil tests to examine the suitability and absorption characteristics; that maintenance agreements and/or wayleaves should be provided, and consent from the IFI or OPW for the construction of headwall and discharge to the river if required.

- 7.6.11. The surface water drainage system proposed in the subject application is the same as that proposed under the previous application for the site, (ABP-310050, PA Ref. 21/117). Both applications were submitted and assessed under the same Development Plan but in the previous application the PA had no objection to the surface water drainage system or to the use of an attenuation basin. However, the requirements of the 2023-2029 Development Plan prioritise nature-based solutions to attenuation and do not support attenuation tanks where they are located in open spaces. Section 15.8 of the 2023-2029 Development Plan states that, *'in the event that underground storage structures are required, they will not be accepted under areas of public open space, save in exceptional demonstrable situations'*. On this basis, the design of the surface water system may need to be reviewed. Although an allowance of 20% for climate change was built into the proposed attenuation system, the SFRA has been modelled on a HEFS for climate change and the PA has requested that this be incorporated into the design. In the absence of this information, there is a lack of clarity as to whether the development has been designed to appropriately manage surface water drainage in a High-End Future Scenario for climate change.
- 7.6.12. I note to the Board that the design of the surface water drainage system did not form part of the reason for refusal and was not raised as an issue in the planning history for the site. Therefore it is a new issue, and the Board may wish to seek the opinions of the parties.

7.7. Appropriate Assessment

- 7.7.1. A Stage 1 Screening for Appropriate Assessment was submitted with the application. The Screening document concluded that, *'It can be excluded on the basis of objective information, that the Proposed Development, individually or in combination with other plans of projects will have a significant effect on a European site'*.
- 7.7.2. In accordance with obligations under the Habitats Directives, there is a requirement on the Board, as the competent authority in this case, to consider the possible nature conservation implications of the proposed development on the Natura 2000 network, before making a decision, by carrying out appropriate assessment. The first stage of assessment is screening.
- 7.7.3. The proposed development is for the construction of mixed-use development on a greenfield site to comprise 68 residential units and a retail/café unit of 77 sq. m. The project is not directly connected with or necessary to the management of a European Site and therefore it needs to be determined if the development is likely to have significant effects on a European site(s). The proposed development is examined in relation to any possible interaction with European sites designated Special Conservation Areas (SAC) and Special Protection Areas (SPA) to assess whether it may give rise to significant effects on any European Site in view of the conservation objectives of those sites.
- 7.7.4. Section 4.1 of the Screening Report identified six European sites within 15kms of the subject site and are listed in the table below.

Site Code	Site Name	Distance (km)
002299	River Boyne and River Blackwater SAC	8.9
004232	River Boyne and River Blackwater SPA	8.92
001387	Ballynafagh Lake SAC	11.3
000391	Ballynafagh Bog SAC	12.07
000925	The Long Derries, Edenderry SAC	13.3
002342	Mount Hevey Bog SAC	14.03

- 7.7.5. There are no direct connections between the subject site and any of the European sites. However, the site currently drains to the Fear English River via a dry ditch that runs along the western side of the site. There is an indirect connection to the River Boyne and River Blackwater SAC and SPA via the Fear English River which is approximately 130m to the south of the site. The Fear English River flows into the Blackwater River at a hydrological distance of approximately 90m to the northeast of the site. The Blackwater then flows to the northwest where it meets the boundary of the River Boyne and River Blackwater SAC and SPA.
- 7.7.6. The main potential risk factor to the Qualifying Interests of the River Boyne and River Blackwater SPA and SAC would be surface water runoff from the site during the construction and operational phases. During the operational phase foul water will discharge to the public foul water drainage system and the surface water will drain to the surface water system, which will outfall to the Fear English River.
- 7.7.7. Although there is an indirect connection between the subject site and the River Boyne and River Blackwater SAC and SPA, the sites have a hydrological separation distance of approximately 9km. The hydrological pathway would be of sufficient remove from the European site to ensure that any pollutants from surface water runoff would be sufficiently diluted through hydrological mixing, settlement or absorption and as such would not result in any negative impact on the qualifying interest of the designated sites.
- 7.7.8. I have reviewed the qualifying interests and conservation objectives of the River Boyne and River Blackwater SAC and SPA which have an indirect hydrological connection with the subject site and, having regard to the zoning of the site for residential and town centre development, to the availability of public piped services including water and sewerage, to the nature of foreseeable emissions from the proposed development, to the patterns of development in the area and the separation distance between the application site and any of the Natura 2000 sites it is reasonable to conclude, on the basis of the information available which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on any Natura 2000 sites and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

8.0 Recommendation

8.1. I recommend that planning permission is refused for the development.

9.0 Reasons and Considerations

Having regard to the location of the site, in an area which has been identified as susceptible to flooding as a result of climate change, and on the basis of the submissions made in connection with the planning application, the Board is not satisfied that the applicant has demonstrated that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Elaine Sullivan
Planning Inspector

13th of November 2023

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-313883-22		
Proposed Development Summary	Construction of 68 residential units, (58 houses and 9 maisonette apartments), and a retail/café unit of 77 sq. m.		
Development Address	Junction of R402 and, Johnstown Bridge Road, Johnstown Bridge, Co. Kildare		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	Yes	Yes	
	No	No further action required	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) or does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
			Conclusion
No			No EIAR or Preliminary Examination required
Yes	X	500 residential units	Class 10(b)(i) Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: _____

Date: _____

<ul style="list-style-type: none"> Are there significant cumulative considerations having regard to other existing and/or permitted projects? 		No
<ul style="list-style-type: none"> Location of the Development Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location? Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area? 	<p>No designations apply to the subject site.</p> <p>The development would be connected to the public wastewater services.</p>	No
<ul style="list-style-type: none"> Conclusion 		
<ul style="list-style-type: none"> There is no real likelihood of significant effects on the environment. EIA not required. 		

Inspector: _____

Date: _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 2

Uisce Éireann – Capital Investment Plan 2020-2024 (Extract).



**Capital
Investment Plan
2020-2024**

**Explanatory
Booklet**

July 2021



Appendix 3: Projects and Programmes

In preparing our Investment Plan, Irish Water has optimised investment decisions by prioritising the best possible service improvements, while maximising value-for-money. Irish Water is a regulated utility and as such has funding constraints so it must prioritise investment where it is needed most.

This section lists projects and programmes based on the methodology set out in this document and taking on board feedback received from stakeholders and regulators.

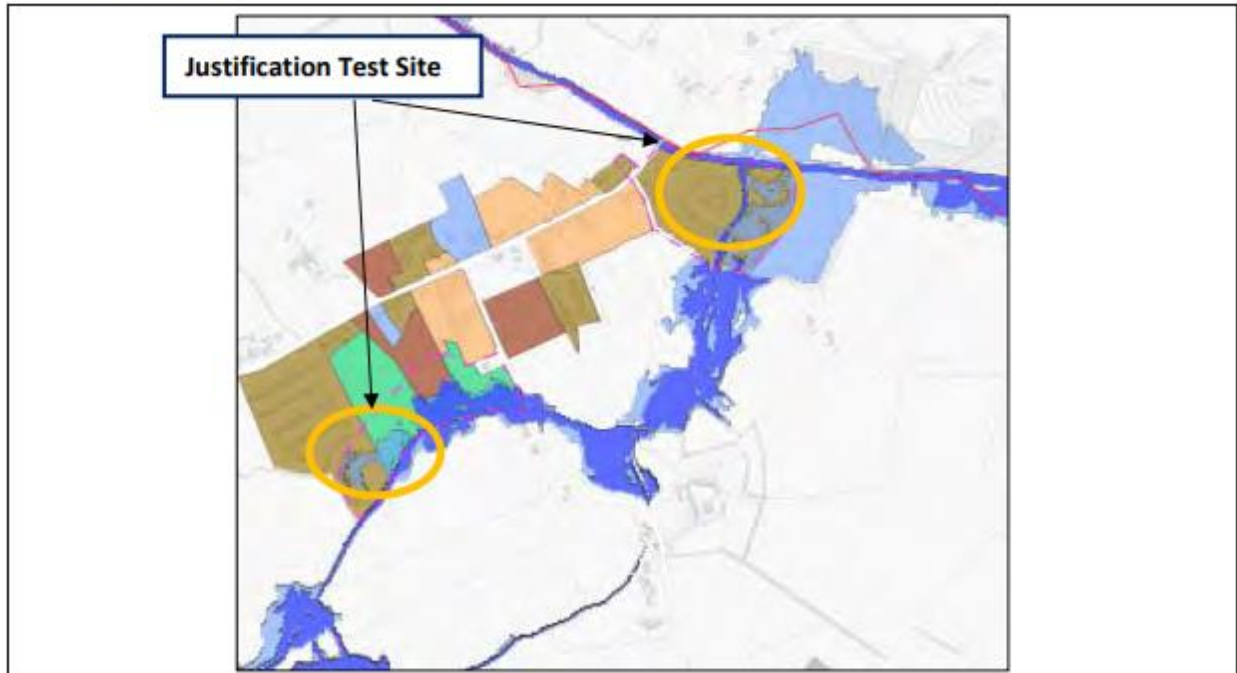
The projects and programmes listed are expected to be either commenced, progressed or completed during the 2020-2024 period. This list is continuously being refined and is subject to budget, technical and environmental constraints, as well as statutory approvals.

County	LA	Project Name	Project Type	Status as at July 2021
Louth	Louth	Dundalk Water Supply Scheme - Water Treatment Plant Upgrade	Water Project	Construction
	Louth	INTERREG SWELL Project	Wastewater Project	Construction
	Louth	LIHAF/MUHDS Growth Programme (Wastewater) - Mount Avenue, Dundalk	Wastewater Project	Design
	Louth	LIHAF/MUHDS Growth Programme (Water) - Mount Avenue, Dundalk	Water Project	Design
	Louth	Omeath Sewerage Scheme	Wastewater Project	Construction
	Louth	St. Helena's Pumping Station and Rising Main - Assessment & Replacement	Wastewater Project	Design
	Louth	Wastewater Network (Upgrade) - Drogheda, Louth	Wastewater Project	Design
Mayo	Mayo	Charlestown Sewerage Scheme	Wastewater Project	Complete
	Mayo	Claremorris Wastewater Treatment Plant	Wastewater Project	Design
	Mayo	Foxford Sewerage Scheme	Wastewater Project	Construction
	Mayo	Killala Sewerage Scheme - Network and Wastewater Treatment Plant	Wastewater Project	Complete
	Mayo	Newport Wastewater Treatment Plant	Wastewater Project	Design
Meath	Meath	Bottleneck Project - Ashbourne, Co. Meath	Water Project	Construction
	Meath	Enfield Wastewater Treatment Plant	Wastewater Project	Design
	Meath	LIHAF/MUHDS Growth Programme (Wastewater) - Farganstown, Navan	Wastewater Project	Design
	Meath	LIHAF/MUHDS Growth Programme (Water) - Farganstown, Navan	Water Project	Construction
	Meath	Navan and Mid-Meath Water Treatment Plant	Water Project	Construction
	Meath	Navan Wastewater Network	Wastewater Project	Design

Appendix 3

Strategic Flood Risk Assessment – Kildare County Development Plan 2017-2023 (Extract)

Johnstownbridge



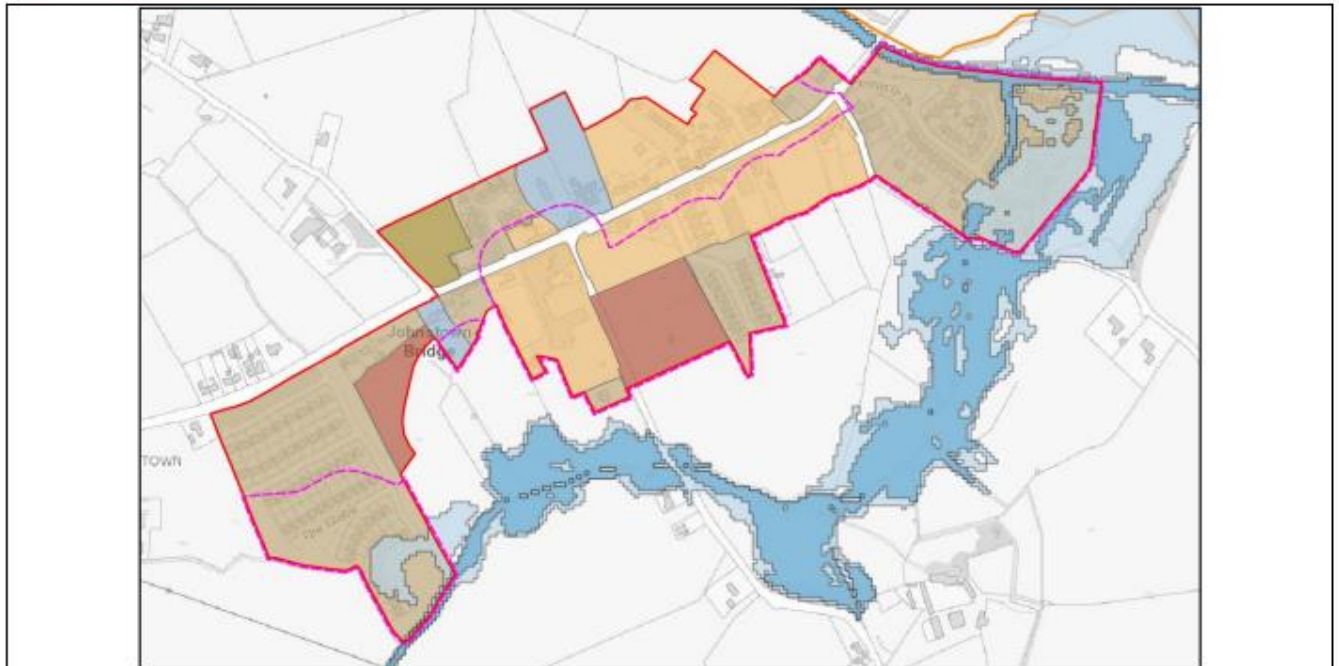
Historical Flooding	No historical flooding reported in the area.
Flood Zone Mapping	Draft CFRAM mapping
Comment	<p><u>Fluvial Flooding</u> A review of the draft CFRAM flood zones in Johnstownbridge highlighted lands subject to a B zoning objective (Existing Residential/Infill), which is classified as highly vulnerable development, overlaps with Flood Zone B extents.</p> <p><u>Pluvial Flooding</u> The PFRA mapping does not highlight any significant pluvial extent. The area is</p>

	<p>quite flat and gently slopes towards the River Blackwater and Fear English River.</p> <p><u>Climate Change</u></p> <p>The CFRAM mapping indicates that areas in the town centre show increase flood extents from Flood Zone A to Flood Zone B. Future development in this area should be cognisant of climate change in particular with regards to finished floor levels.</p> <p><u>Justification Test</u></p> <p>It was recommended to carry out the Development Plan Justification Test to assess if the zonings in the Glebe and Dunfiirth Park were still suitable.</p>
<p>Conclusion</p>	<p>KCC carried out Justification Test and found that it is considered appropriate retain the existing land use zonings in areas at risk of flooding but any development shall be subject to a site-specific FRA. No new development or inappropriate zonings are proposed for flood risk areas. Site specific FRAs should address surface water and drainage, mitigation measures, residual risk and appropriate land use with respect to vulnerability of the proposed development type. Justification Test would not apply to minor development to existing buildings in this area however; a flood risk assessment of appropriate detail should accompany such applications to demonstrate that they would not have adverse flood risk impacts.</p> <p>Johnstownbridge was identified as an AFA in the Eastern CFAM study, the proposed flood risk management policies shall be reviewed following publication of the Eastern CFRAM FRMP recommendations for the AFA in Q4 of 2016.</p>

Appendix 4

Strategic Flood Risk Assessment – Kildare County Development Plan 2023 – 2029 (Extract)

Johnstownbridge



Flood Risk Review

Historical Flooding

No historical flooding reported in the area.

Fluvial Flooding

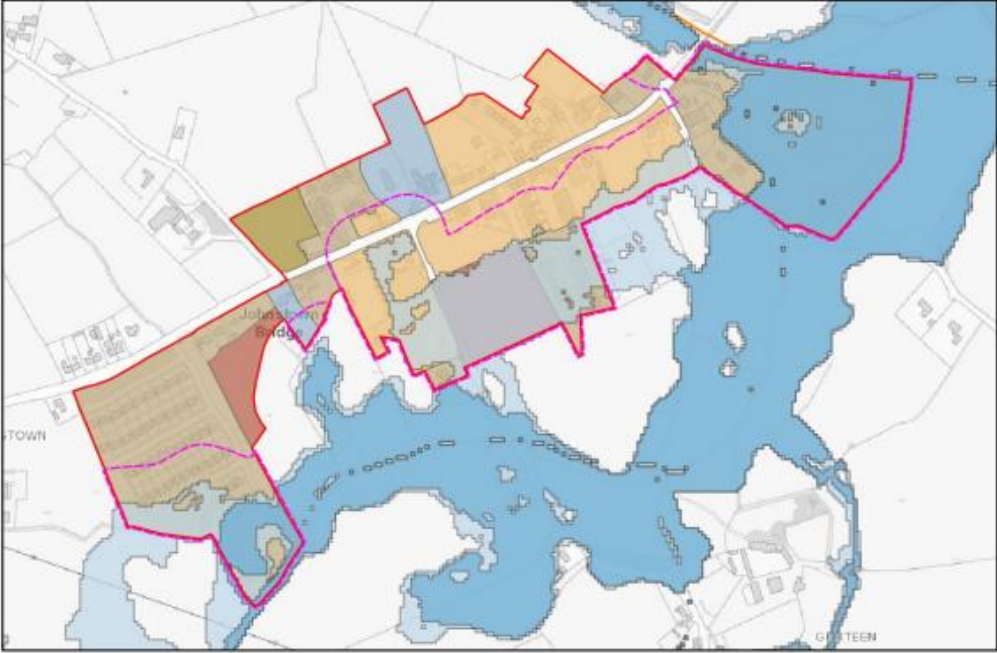
A review of the CFRAM flood zones in Johnstownbridge highlighted lands subject to a B zoning objective (Existing Residential/Infill), which is classified as highly vulnerable development, overlaps with Flood Zone B extents.

Pluvial Flooding

The PFRA mapping does not highlight any significant pluvial extent. The area is quite flat and gently slopes towards the River Blackwater and Fear English River.

Climate Change

The CFRAM indicates that Johnstownbridge is particularly sensitive to increases in flood extents due to climate change scenarios. There is potential for flooding in several residential areas not currently within the flooding extents in particular during the HEFS climate change scenario as shown in the image below.

	
<p>Conclusion</p>	<p>Based on the criteria in the Guidelines the Development Plan Justification Test is required to assess if the zonings in the Glebe and Dunferth Park were still suitable.</p> <p>As discussed in Section 3.4, the Guidelines recommend adopting “a cautious approach” to zoning lands potentially impacted by climate change flooding extents. Therefore, this SFRA recommends that the lands at Gorteen potentially impacted by climate change flooding extents should be zoned as a water compatible land use to mitigate against potential flood risk. However the KCC CDP is proposing that the site be zoned as ‘New Residential’ and specifies that the climate change flooding scenario be examined in a SSFRA at planning application stage. The SSFRA will assess the flooding risk and see if development on the site is achievable A Justification Test was carried out by KCC and found that it is considered appropriate to retain the existing zonings. The Justification Test is included in Appendix C.</p> <p>The extent of the areas where an SSFRA must be carried out as part of planning applications has been delineated. The extent of the FRA requirement area has been expanded to account for climate change scenarios that could impact on the settlement in the future. FRAs should address all types of flood risk, mitigation measures, residual flood risk and the sequential approach to assign appropriate land use with respect to vulnerability of the proposed development type. FRAs for planning applications in Johnstownbridge must examine and consider the climate change flooding extents. All planning applications are required to be developed in accordance with the KCC CDP surface water and drainage policies and to undertake a Surface Water Management Plan to mitigate any potential pluvial flood risk.</p>