

Planning Report & Statement of Consistency

Proposed Strategic Housing Development on lands at Newtownmoyaghy, Kilcock, Co. Meath.

December 2019



Prepared on behalf of
McGarrell Reilly Homes.

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1.0 Introduction

- 1.1 This Planning Report and Statement of Consistency has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of McGarrell Reilly Homes to accompany a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in relation to a proposed residential development at Newtownmoyaghy, Kilcock, Co. Meath.
- 1.2 McGarrell Reilly Homes intend to apply to An Bord Pleanála for permission for a development that will provide for 575 No. dwellings on lands zoned for residential development (Residential Phase II – Post 2019).
- 1.3 The subject site is 24.24 hectares in total and is under the control of McGarrell Reilly Homes, see Figure 1. Residential development will only take place on lands zoned for residential use and accounts for 14.45 hectares. The remaining site area (9.79Ha) will incorporate access roads, public open space, GAA changing room facilities and associated development. The proposed layout seeks to work with the contours and gradient of the site to create a well-connected and sustainable residential development in close proximity to Kilcock Town centre.
 - The Northern Site (8.38ha) is proposed to accommodate 309 No. residential units comprising of 241 No. detached, semi-detached and terraced housing units, 54 No. duplex and corner block units and 14 No. apartment units.
 - The Southern Site (6.07ha) is proposed to accommodate 266 No. housing units comprising of 147 No. detached, semi-detached and terraced dwellings, 67 No. corner block units and 52 No. apartments
- 1.4 Access to the northern site will be provided through the new link road that will connect between the R148 (to the south of the subject site) and the R125 (to the west of the subject site). The new link road was developed by McGarrell Reilly Homes and granted planning permission by ABP under case reference PL17.239375 (preceding MCC planning reference DA100614 and DA100697). This consent also included the construction of flood protection works that benefit the proposed development.
- 1.5 The proposed development is located within the Dublin Metropolitan Area identified in the Eastern and Midland Regional Spatial and Economic Strategy reflecting Kilcock's role as a commuter town. It is also located within the Kilcock Development Area Boundary as given in Variation No. 2 of the Meath County Development Plan.
- 1.6 The overall development will provide for a net density of 39.8 units per hectare (not including the public open amenity space lands). This is consistent with the 2009 Guidelines on Sustainable Residential Development in Urban Areas for '*Outer Suburban / Greenfield*' sites which states that net residential densities in the general range of 35-50 dwellings per hectare should be achieved on such sites.
- 1.7 The proposed layout responds to the need to integrate with its surroundings and is considered to be a natural extension to the recently approved Millerstown housing estate and the associated new link road, flood facilitating works and services. The proposed development has also given consideration to the site constraints, potentials and topographical context. In response to this, the development has

been designed to reflect the prevailing context of the surrounding area, specifically with regard to scale, massing and density.

- 1.8 The development will also facilitate the provision of 57 No. social housing units under a Part V agreement with Meath County Council. A creche with 119 No. places will also be provided. This creche is centrally located in the northern part of the southern site of the proposed development and in the context of the adjoining housing estate currently under construction.
- 1.9 This Planning Report and Statement of Consistency has been prepared to specifically address the requirements of the Regulations and Guidelines issued by An Bord Pleanála.
- 1.10 Sections 6 and 7 of this report demonstrate that the proposed development is in accordance with the relevant national policy, ministerial guidelines and development plan policies.



FIGURE 1 - SITE LOCATION AT NEWTOWNMOYAGHY, KILCOCK, CO. MEATH

Pre-Planning Consultations

- 1.11 A pre-application consultation has been undertaken with Meath County Council in accordance with Section 5 of the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016).
- 1.12 On the 26th of February 2019, the applicant and the design team had a formal Section 247 pre-planning consultation with officers of Meath County Council. A presentation was made by McCutcheon Halley Chartered Planning Consultants to officers of Meath County Council and presented the proposal which included the following:

- Principle of development;
- Development Plan and National Policy;
- Details of proposed development including;
 - Works carried out to date;
 - Masterplan;
 - Access / Connectivity;
 - Levels / Utilities / Drainage;
 - Ecology; and
 - Landscape Design Rationale.

1.13 Meath County Council provided comments on the proposal throughout the meeting and responded via email on the 5th of March 2019. Appendix 1 contains the final minutes of the Section 247 meeting provided by the Planning Authority.

Pre-Application Consultation Meeting with An Bord Pleanála

1.14 A Pre-Application Consultation meeting with An Bord Pleanála was held on the 20th of June 2019. Appendix 2 contains the record of this meeting and the Notice of Pre-Application Consultation Opinion.

Site Ownership

1.15 The proposed development site is under the ownership of the applicant McGarrell Reilly Homes. As such, no letter of consent is required to be submitted to An Bord Pleanála with the application.

Who are McGarrell Reilly Homes?

1.16 McGarrell Reilly Homes have extensive experience in residential and complementary mixed-use developments including the construction of a number of large residential housing estates such as Millerstown in Kilcock and Steeplechase in Ratoath, Co. Meath. They hope to bring forward the subject site for development as quickly as possible.

1.17 The company is based in Charter House, 5 Pembroke Row, Dublin 2.

Planning Application Package

1.18 This Planning Report and Statement of Consistency should be read in conjunction with the accompanying detailed application documentation. The contents of the application are outlined in the associated cover letter.

Structure of this report

1.19 This report is structured as follows:

- Chapter 2 – Site Context and Description;
- Chapter 3 – The Proposed Development;
- Chapter 4 – Planning History;
- Chapter 5 – Justification for the Material Contravention
- Chapter 6 – Consistency with National, Regional Policy and Guidelines;
- Chapter 7 – Consistency with Local Planning Policy; and
- Chapter 8 – Conclusion.

2.0 Site Context and Description

Site Context

- 2.1 Kilcock is located approximately 30km west of Dublin City and north of the M4 Motorway. The subject site is located in the townland of Newtownmoyaghy approximately 1km east of Kilcock, see Figure 1. The proposed development will consist of the development of a 24.24hectare site located within the administrative boundary of County Meath. The site will be developed in two parcels, the site to the north has a total area of 8.38 hectares while the site to the south measures 6.07 hectares. A total of 14.45 hectares of land will be developed for residential use. The remaining 9.79 hectares will incorporate access roads, public open space, GAA changing rooms and associated development.
- 2.2 The existing Millerstown housing estate was recently granted planning permission by An Bord Pleanála (ABP) in case reference PL17.246141 (preceding Meath County Council planning reference RA150205). This residential development is currently partially completed, with houses occupied and the remainder of the development under construction. The Millerstown housing estate is located to the west and south of the new link road between the R148 and the R125.
- 2.3 The Kilcock urban area has developed mainly to the south and west of the town centre. These areas are located south of the Rye Water River, the Royal Canal and the Dublin - Galway/Sligo railway line. The Rye Water forms the common administrative boundary between Meath and Kildare County Councils. Whilst the application lands are within the administrative area of County Meath, the established urban area of Kilcock is located within the administrative area of County Kildare. Due to its geographical location and constraints associated with the Rye Water, the town of Kilcock has developed in a spatially unbalanced manner between the northern and southern environs of the town. The historic town centre is located between the Rye Water and the Royal Canal (located south of the Rye Water) and is approximately 1.0km west of the proposed development.
- 2.4 Kilcock had a population of 6,093 in 2016 and has a developing commercial, industrial and retail sector. Kilcock acts as a service centre for the surrounding area.
- 2.5 Kilcock is situated at the junction of a number of regional roads. These include the R148 Dublin Road which is a single-carriageway that links Kilcock to Maynooth and Dublin to the east and Enfield to the west. The R407 to Clane, the R158 to Summerhill and Trim and the R125 to Dunshaughlin and Ratoath. The M4 Motorway passes Kilcock to the south, with an interchange located approximately 1km to the west providing easy access to Dublin and the west.
- 2.6 The R148 was originally the N4, until the M4 was completed in the 1990's. This significantly reduced traffic volumes in Kilcock and with the extension of the M4 beyond Kilcock in 2005 traffic was reduced further.
- 2.7 Kilcock is served by the Dublin – Galway / Sligo railway line, which provides a regular service to Dublin City Centre on both commuter and inter-city rail services. Kilcock Railway Station is easily accessible from the proposed development areas and is approximately 1km (13-minute walk) to the west of the subject sites. A Traffic and Transportation Assessment Report and a transportation Linkages Plan (drawing no. 190009-DBFL-XX-XX-DR-C-1000) prepared by DBFL Consulting Engineers accompany the application documentation. The transportation Linkages Plan is shown in Figure 2 and includes the existing pedestrian and cycle connection routes on site and the surrounding area, the heavy rail network, Bus Eireann routes and 500m and 1,000m walking distances.

- 2.8 Maynooth University is easily accessible from Kilcock and is located approximately 6km to the southeast. The University had a total student population of 13,760 in the 2016/2017 academic year and a staff of 925. Maynooth is accessible by road, rail and via the Royal Canal (an off road / segregated walking and cycling route).
- 2.9 The Royal Canal which is also a popular recreational boating route from Dublin to Mullingar passes through Kilcock to the south of the subject site.
- 2.10 Other urban settlements in the wider vicinity include Celbridge, Leixlip, Enfield and Summerhill.

Education

- 2.11 There are 3 No. primary schools within the settlement of Kilcock, including Scoil Choca Naofa, St. Joseph's National School and Scoil Ui Riada. Scoil Dara Secondary School is also located in Kilcock. All four schools were contacted in the preparation of this application and confirmed that they had capacity for the enrolment of additional students. Further details relating to the availability of school places are provided in the School Demand Report submitted with this application under separate cover.
- 2.12 On the 13th of April 2018, Minister Bruton announced plans to establish 42 new schools over the next 4 years (2019 to 2022) that will include 26 No. primary schools and 16 No. secondary schools. Although none of these schools are proposed specifically for Kilcock it is worth noting that one of the post-primary schools will be provided at Enfield (approximately 12km west of Kilcock). This school is identified as being located within the Kilcock School Planning Area and will accommodate 500 No. pupils. It is due to be opened in 2020.
- 2.13 McGarrell Reilly Homes are also in the process of preparing an application for the development of a primary school. A 1.6Ha site has been reserved for this school and McGarrell Reilly have liaised with the Department of Education and Skills.

Infrastructure

- 2.14 McGarrell Reilly Homes have carried out a considerable amount of infrastructure and site clearance works required as part of previous applications adjoining the subject site. These works commenced in 2014 and were undertaken to facilitate the residential development of these lands and the adjoining sites. Details of the exact works completed on site are provided in the Infrastructure Design Report prepared by DBFL Consulting Engineers.

3.0 Proposed Development

- 3.1 The proposed development at Newtownmoyaghy, Kilcock will consist of:
- i. The construction of 575 No. residential units, all with private amenity space, with a cumulative Gross Floor Area of 60,326.9 square meters comprising:
 - a. 43 No. 2-bedroom, 2-storey houses and associated amenities and car parking;
 - b. 270 No. 3-bedroom, 2-storey houses and associated amenities and car parking;
 - c. 45 No. 4-bedroom, 2-storey houses and associated amenities and car parking;
 - d. 30 No. 4-bedroom, 3-storey houses and associated amenities and car parking;
 - e. 3 No. apartment blocks ranging in height from 3-5 storeys providing for:
 - i. 20 No. 1-bedroom apartment units with all associated amenities and car parking; and,
 - ii. 46 No. 2-bedroom apartment units with all associated amenities and car parking;
 - f. 121 No. duplex and corner block units 3-storeys in height providing for:
 - i. 15 No. 1-bedroom duplex units with all associated amenities and car parking;
 - ii. 21 No. 2-bedroom duplex units with all associated amenities and car parking;
 - iii. 6 No. 3-bedroom duplex units with all associated amenities and car parking;
 - iv. 29 No. 1-bedroom corner block units with all associated amenities and car parking;
 - v. 42 No. 2-bedroom corner block units with all associated amenities and car parking; and,
 - vi. 8 No. 3-bedroom corner block units with all associated amenities and car parking.
 - ii. The construction of a creche with a gross floor area of 623 square metres, an associated external play area and 14 No. car parking spaces;
 - iii. The provision of 314 No. bicycle parking spaces incorporating 163 No. long-term bicycle parking spaces and 151 No. short-term bicycle parking spaces;
 - iv. New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, bin storage, ESB substations and all ancillary works;
 - v. Provision of new GAA changing room facilities with a Gross Floor Area of 97 square meters, associated entrance road and 40 No. car parking spaces;
 - vi. The erection of 2 No. 13m lattice masts in the southern section of the site together with the relocation underground of 2 No. 10kV and 2 No. 38kV overhead lines;
 - vii. Infrastructure works including:
 - Surface Water – Surface water from the northern site will be discharged into 1 No. detention basin to the south of the proposed development site. Surface water from the southern site will be discharged into a detention basin to the southeast of the development site.
 - SUDS measures such as permeable paving, swales, filter trenches etc. will be provided to intercept and provide treatment to surface-water run-off at source.

The Residential Properties

- 3.2 The overall site layout plan is provided in drawing No. 1829 P 104 (prepared by CCK Architects) and shows the proposed residential layout. Table 1 shows the proposed schedule of accommodation as provided in the Housing Quality Audit prepared by CCK Architects.

	Houses	Apartments	Duplexes	Corner Blocks	Total
1-bed	0	20	15	29	64
2-bed	43	46	21	42	152
3-bed	270	0	6	8	284
4-bed	75	0	0	0	75
Total	388	66	42	79	575

TABLE 1 - SCHEDULE OF ACCOMMODATION BY HOUSE TYPE

Creche

- 3.3 The proposed development contains 1 No. creche that will be 623 sq.m and will cater for 119 No. children. It will be centrally located in the northern part of the southern residential site and the adjoining Millerstown housing estate. The creche has been proposed to respond to the potential childcare demand arising from previous developments consented and constructed in the local area and in anticipation of the demand created as a result of the proposed development.

GAA Changing Facilities

- 3.4 GAA changing room facilities will be provided with an area of 97 sq.m, 40 No. car parking spaces and 32 No. bicycle spaces. These facilities are located in the eastern part of the southern residential area.

Open Space and Landscaping

- 3.5 Detailed consideration has been given to the provision of public open space and landscaping. The landscaping masterplan has incorporated a number of different landscaped areas, play areas, passive open space and active open space. The proposed landscaping enhances the overall quality of the scheme and enhances the public open space and amenity within Kilcock and the local environs. See the Landscape Design Statement by NMP Landscape Architecture and associated drawings for further details.

Car and Bicycle Parking

- 3.6 A total of 1,019 No. car-parking spaces and 314 No. bicycle parking spaces will be provided as part of the development.

Access and Connectivity

- 3.7 Vehicular, footpath and bicycle access will be provided to the residential development from the recently constructed link road between the R148 and the R125. Further details relating to access and connectivity are provided in drawing 190009-DBFL-XX-XX-DR-C-1000 the Linkages Plan prepared by DBFL Consulting Engineers and shown in Figure 2.

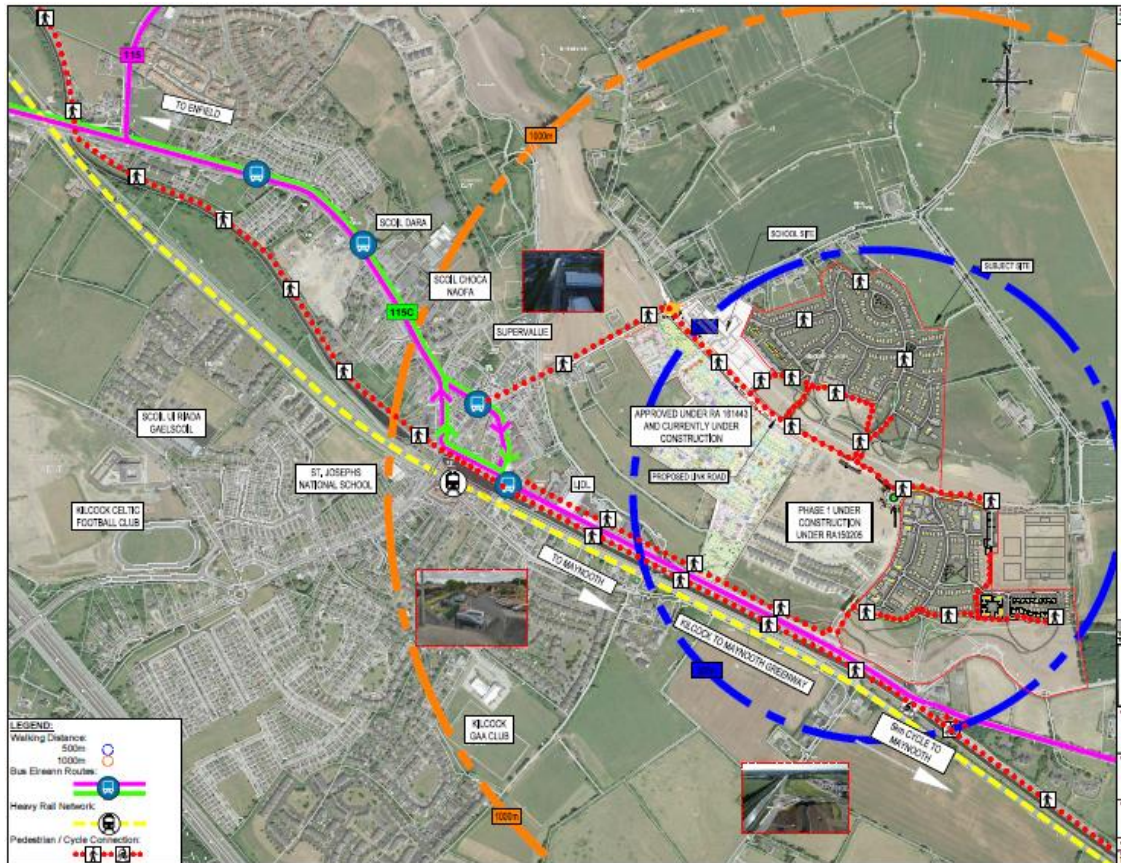


FIGURE 2 - LINKAGES PLAN

Site services and associated infrastructure works

- 3.8 Full details of the overall infrastructure works are set out in the Civil Engineering Infrastructure Report prepared by DBFL Consulting Engineers and submitted with the application documentation. Both the potable water supply and foul water drainage networks are located along the new link road as well as other services such as gas, electricity, and fibre/broadband.
- 3.9 DBFL Consulting Engineers submitted a Pre-Connection Enquiry Form to Irish Water on the 17th January 2019 for the proposed development. The application included foul sewer calculations, potable water demand calculations, and a Site Location Map and a Site Layout Plan.
- 3.10 The developer consulted with ESB Networks regarding the relocation underground of a number of overhead electricity lines. A letter from ESB Networks is submitted with the application documentation.

4.0 Planning History

4.1 The subject site has been the subject of a number of previous planning applications and associated appeals to An Bord Pleanála. Table 2 provides a summary of the relevant planning history related to the subject site and its environs.

App. Reg. Ref.	Development Description	Decision Date
MCC Ref. DA/30481 ABP Ref. PL17.207046	Infrastructural services including a distributor road of 0.57 km; localised re-alignment of the R148 (Maynooth-Kilcock) Regional Road and the provision of a roundabout junction with the proposed distributor road; localised re-alignment and culverting of the Rye Water River to facilitate the proposed junction; the provision of underground utilities including drainage, water supply, and electricity; flood protection works on the northern bank of the Rye Water River comprising of the raising of existing ground level by approximately 0.6 m over a distance of 0.85 km; and all associated development and works.	MCC Notification of Decision to Grant on 05 April 2004 ABP Refused permission on 31 August 2004 ABP refused permission due to concerns relating to the site location in the natural flood plain of the Rye Water. ABP were not satisfied, on the basis of the documentation submitted, that such development would not exacerbate the risk of flooding. It was also considered that the development would be contrary to the proper planning and sustainable development of the area.
MCC Ref. DA/50310	Development comprising of 357 no. dwellings which includes 62 no. 2 bed apartments, 104 no. 3 bed houses, 113 no. 4 bed houses, 56 no 5 bed houses, 22 no. 6 bed houses and a site for a creche. The proposed development also provides for the localised diversion and remodelling of the channel of the Rye Water River and the construction of 9.7m span low profile arch bridge; a roundabout junction with the R148(Maynooth-Kilcock) road and a proposed distributor road to the North; and all associated landscaping, carparking, development and works. A separate concurrent planning application has been made to Kildare County Council for the proposed development on lands located within its administrative area including a foul effluent pumping station to service the subject lands.	MCC Refused permission on 16 May 2006 No planning appeal was submitted MCC refused permission for 6 no. reasons. No documents are currently available in the MCC website.
MCC Ref. DA/60558 ABP Ref. PL17.223829	Development will consist of 336m of new roadway comprising 7.3 carriageway; 2 no. 1.5m on road cycleways; 2 no. 2.0m footpaths, to include for public lighting; 336m of foul water gravity sewer to service existing zoned lands; surface water gravity sewer with online attenuation served by twin road gullies along entire length of new road; 336m of Watermain including hydrants, sluice valves and air valves and all associated and ancillary siteworks. The new road will form a priority junction with the R125 Dunshaughlin Road and will tie-in to a separate road proposal to the east of the application site to be lodged under separate applications with Meath and Kildare County Council. The development will also include a new 2.0m footpath along the western side of the R125 Dunshaughlin Road for the full extent of the applicants landholding (185m approximately) to include for public lighting and surface water drainage from the R125 along the new footpath. The entire site area of the proposed distributor road amounts to 0.968ha. These works are being undertaken to service existing adjacent and zoned development lands.	MCC Notification of Decision to Grant on 15 May 2007 ABP Refused permission on 3 October 2008 ABP refused the application due to concerns relating to its location in the natural flood plain of the Rye Water River. The Board were not satisfied, on the basis of the documentation submitted, that such development would not exacerbate the risk of flooding in the area. It was also considered that the application should be accompanied by an EIA.

App. Reg. Ref.	Development Description	Decision Date
MCC Ref. DA/100614 ABP Ref. PL17.238370	Application for ten-year planning permission for development of infrastructural works consisting of the provision and completion of a roundabout junction with the R148, the alignment of which is substantially within the administrative area of Kildare Co. Co. and is the subject of a separate and concurrent application, provision of a 7.3m wide distributor road alignment with integrated cycle track, 2m wide pedestrian paths and associated works.	MCC Notification of Decision to Grant on 23 December 2010 ABP Granted permission on 15 January 2013
MCC Ref. DA/100697 ABP Ref. PL17.239375	The proposed infrastructural works formed part of a comprehensive overall coordinated design for the delivery of a distributor road, associated services, new signalled controlled junction to the R125 and flood mitigation works which are included as objectives in the Kilcock Environs Local Area Plan (LAP) 2009-2015.	MCC Notification of Decision to Grant on 12 July 2011 ABP Granted permission on 4 January 2013
Kildare County Council 10571 ABP Ref. PL09.238818	10-year planning permission for development of infrastructural works in the townland of Branganstown, Kilcock, Co. Kildare. The development will consist of a partial realignment of the R148 over a length of 0.2 km to provide for a roundabout junction facilitating access to zoned lands north of the site within the administrative area of Meath Co. Co. These works include associated drainage infrastructure including sewer connection to the approved Kildare Co. Co. Lower Liffey Valley Sewerage Scheme and provision of watermain to connect to the existing public main at Shaw Bridge and associated works.	KCC Notification of Decision to Grant on 31 March 2011 ABP Granted permission on 4 January 2013
MCC Ref. RA/150188 ABP Ref. PL17.246143	A 10-year planning permission for development consisting of the development of 200 new residential dwellings together with ancillary public open space provision, including a riverside linear park along the Rye Water River and creche (592sqm GFA). The proposed development provides for a total of 400 no. ancillary residential car parking spaces and a further 24 no. ancillary car parking spaces in connection with the creche. The proposed development is facilitated by and integrates with permitted infrastructure development and works within the administrative area of Meath Co. Co. permitted by An Bord Pleanála under ABP Ref. PL17.238370 (MCC Ref. DA/100614) and ABP Ref. PL17.239375 (MCC Ref. DA/100697).	MCC Refused permission on 14 January 2016 ABP Refused permission on 29 July 2016 ABP refused the application as Objective RD OBJ 1 of the Kilcock Environs Written Statement, as set out in the Meath Co. Development Plan 2013–2019, reserved a 1.6ha site for a primary school within the area zoned for development east of the R125. It also required that the school be located adjacent to the neighbourhood centre. It was considered by the Board that the proposed scale of development on site and on the adjacent site would together bring the Kilcock housing allocation towards substantial completion as set out in the Core Strategy. Having regard to the scale proposed on both sites, it was considered that, in the absence of a school site adjacent to the neighbourhood centre, the proposed development would fail to set out a coherent strategy for the co-ordinated, integrated and sustainable development of these strategic lands, would materially contravene Objective RD OBJ 1 and would be contrary to the proper planning and sustainable development of the area.

App. Reg. Ref.	Development Description	Decision Date
MCC Ref. RA/150205 ABP Ref. PL17.246141	10-year planning permission consisting of the development of 152 no. new residential dwellings together with ancillary public open space provision, including a riverside linear park along the Rye Water River and childcare facility (337sq.m GFA). The proposed development provides for a total of 304 no. ancillary residential car parking spaces and a further 18 no. ancillary car parking spaces in connection with the creche. The proposed development is facilitated by and integrates with permitted infrastructure development and works within the administrative area of Meath Co. Co. permitted by An Bord Pleanála under ABP Ref. PL17.238370 (MCC Ref. DA/100614) and ABP Ref. PL17.239375 (MCC Ref. DA/100697).	MCC Notification of Decision to Grant on 14 January 2016 ABP Granted permission on 29 June 2016
MCC Ref. RA/161443	10-year planning permission comprising of 187 no. residential dwellings. The development also includes ancillary public open space including part of a riverside linear park along the Rye Water River, a Crèche (652GFA sqm), 359 no. ancillary residential car parking spaces & 18no. crèche car parking spaces & all associated infrastructure, development & works. The proposed development is facilitated by and integrates with permitted infrastructure development & works within the administrative area of Meath County Council permitted by An Bord Pleanála under ABP Ref. PL17.238370(MCC Ref DA/100614) and ABP Ref 17.239375(MCC Ref. DA/100697).	MCC Granted permission on 14 December 2017 No planning appeal was submitted
MCC Ref. RA/170429	The amendments to 23 No. 4 bedroom 2-storey houses type D1 in the development (to be known as Millerstown) and approved by Plan Reg. No. RA/150205 & PL.177.246141.	MCC Granted permission on 27 July 2017 No planning appeal was submitted
MCC Ref. RA/181517	The proposed development will comprise of minor revisions to layout and the change of house type on 6 No. sites, in the development (to be known as Millerstown) and approved by Plan Reg No. RA/150205 & PL.177.246141.	MCC Granted permission on 1 April 2019 No planning appeal was submitted

TABLE 2 – PLANNING APPLICATION HISTORY

- 4.2 It is noted that the proposed development is considered to be an extension of the Millerstown housing estate that is currently under construction. Planning application PL17.246141 (preceding MCC RA150205) was granted permission by An Bord Pleanála for the construction of 150 No. dwellings and not the 152 No. dwellings initially applied for. Planning permission RA161443 was also granted permission by Meath County Council for the construction of 130 No. units and not the 187 No. dwellings as initially applied for.
- 4.3 Of the 150 no. units permitted under planning application PL17.246141 (preceding MCC RA150205) 67 no. units have been completed, 36 no. units are under construction with the remaining 47 no. units due to be completed within the next 12 months. The applicant has confirmed that of these 150 no. permitted units 37 no. dwellings have been sold and 31 no. units are sale agreed.
- 4.4 It is envisaged that the development of the 150 and 130 No. units will be completed by end of 2020.

- 4.5 It is noted that the applicant has carried out a significant amount of infrastructure works in the area that will facilitate the proposed development. Infrastructure works carried out by the applicant to date are outlined in detail in the Infrastructure Design Report submitted under separate cover.
- 4.6 Further to the applications granted for residential development and associated infrastructural works completed adjacent to the subject site, it is noted that there was a number of recent applications granted permission for residential development in the Kilcock area. These applications are outlined in greater detail in the Principle of Development Report submitted under separate cover.
- 4.7 A detailed assessment of the Commencement Notices was also undertaken for the Kilcock area. Online records of Commencement Notices are only available from March 2014 and these records show that there have been Commencement Notices issued for a total of 501 No. dwellings in Kilcock since March 2014. See Principle of Development report for further details.

5.0 Justification for the Material Contravention

- 5.1 The proposed development is within lands zoned as Residential Phase II (Post 2019). The current Meath County Development Plan 2013-2019 (Kilcock Environs Written Statement Strategic Policy SP3) states:

"To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:

i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.

ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan."

- 5.2 Thus, granting planning permission for the proposed development within the lifetime of the current Meath County Development Plan 2013-2019 would be a material contravention of the adopted Plan.

- 5.3 Having regard to Section 37(2)(b) of the Planning and Development Act 2000 which states:

"2) (a) Subject to paragraph (b), the Board may in determining an appeal under this section decide to grant a permission even if the proposed development contravenes materially the development plan relating to the area of the planning authority to whose decision the appeal relates.

(b) Where a planning authority has decided to refuse permission on the grounds that a proposed development materially contravenes the development plan, the Board may only grant permission in accordance with paragraph (a) where it considers that-

- i. the proposed development is of strategic or national importance,*
- ii. there are conflicting objectives in the development plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or*
- iii. permission for the proposed development should be granted having regard to regional planning guidelines for the area, guidelines under section 28, policy directives under section 29, the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or*
- iv. permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan".*

- 5.4 However, it is considered that the proposed development provides an opportunity to facilitate the development of 575 No. dwellings on a suitable site for a number of reasons that include:

- Services – the infrastructure works completed by the applicant in the adjoining developments are available for the proposed development and entail minimal works would be required to fully service the subject site;

- Services – the network capacity is available to both supply potable water and treat foul waste;
- Services – the new link road is consented and under construction to provide pedestrian, bicycle and vehicular access;
- Connectivity – the site is within walking and cycling distance of public transportation links and close to the M4 and the wider motorway network;
- Connectivity – the site is within walking and cycling distance and nearby settlements, in particular Kilcock, Maynooth, Leixlip, and Enfield along the Royal Canal Greenway;
- Connectivity – the site is within the urban area of Kilcock village and will provide access to existing local amenities; and,
- Connectivity – Kilcock is identified as a Moderate Sustainable Growth Towns in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 part of the Metropolitan Area.

5.6 It is considered that the Meath County Development Plan includes conflicting objectives in relation to the zoning of these lands as Phase II (Post 2019) lands and based on the evidence submitted with this application it should be granted having regard to guidelines under Section 28 and Policy Directives under Section 29 as mentioned in Section 5.3 above.

6.0 Consistency with national and regional policy and guidelines

6.1 This section demonstrates how the proposed development is consistent with the relevant objectives and policies of each of the national policy documents. These documents are shown in Table 3.

Document Themes	Document Title	Author	Year of Publication
National Planning Policy	National Planning Framework 2040	Government of Ireland	2018
Regional Planning Policy	Regional Spatial and Economic Strategy	Principle of Development Eastern & Midland Regional Assembly	2019
Regional Planning Policy	Regional Planning Guidelines for the Greater Dublin Area 2010-2022	Regional Planning Guidelines Office	2010
National Planning Policy	Rebuilding Ireland: Action Plan for Housing and Homelessness	Government of Ireland	2016
National Residential Design Standards	Sustainable Urban Housing: Design standards for New Apartments; Guidelines for Planning Authorities	Department of Housing, Planning and Local Government	2018
	Urban Development and Building Height: Guidelines for Planning Authorities	Department of Housing, Planning and Local Government	2018
	Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, and the accompanying Urban Design Manual	Department of Environment, Heritage and Local Government;	2009
National Design Standards for Roads	Design Manual for Urban Roads and Streets	Department of Transport, Tourism and Sport	2013
National Guidelines on Childcare Provision	Guidelines for Planning Authorities on Childcare Facilities	Government of Ireland	2001

TABLE 3 – NATIONAL PLANNING POLICY AND MINISTERIAL GUIDELINES

National Planning Policy

Ireland 2040: Our Plan - National Planning Framework

6.2 The National Planning Framework (NPF) is the Government's plan to cater for an additional 1 million people that will be living in Ireland, the additional two-thirds of a million people working in Ireland, and the additional half a million homes needed in Ireland by 2040. The National Planning Framework was published in February 2018 and replaced the National Spatial Strategy.

6.3 The Framework focuses on:

- Growing our regions, cities, towns, villages and rural fabric;
- Building more accessible urban centres of scale; and
- Better outcomes for communities and the environment through more effective and co-ordinated planning, investment and delivery.

6.4 As a strategic development framework, Ireland 2040 sets out the long-term context for our country's physical development and associated progress in economic, social and environmental terms and also in an island, European and global context. The NPF will be underpinned by supporting policies and actions at sectoral, regional and local levels.

6.5 Table 4 demonstrates how this proposal is consistent with the relevant policies, principles and guidelines of the NPF.

National Policy Objective	Relevant Policy / Principle / Guideline	Statement of Consistency
4	Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.	<ul style="list-style-type: none"> ✓ The proposed development will create a high-quality residential development that will be successfully integrated with the existing established residential community. The development aims to achieve a balance between density and open space. ✓ This proposal offers a broad range of accommodation choice (1, 2, 3 and 4-bedroom dwellings) in terms of both unit size and configuration. This variety will be attractive to a range of people and capable of accommodating households with different needs. ✓ The proposed design is flexible and provides for adaptable arrangement and use of space in the future. ✓ A net density of 39.8 units per hectare will be achieved.
5	Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.	<ul style="list-style-type: none"> ✓ The proposed development will facilitate the construction of 575 No. residential dwellings and will considerably increase the population of Kilcock.
18a	Support the proportionate growth of an appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	<ul style="list-style-type: none"> ✓ The proposed development has been appropriately designed, including the provision of public open space amenity which will integrate with public open amenity space provided in the adjoined developments. ✓ The proposed development will provide links to the surrounding area, e.g. pedestrian and cycle links. ✓ The development of this site will also support existing businesses and services in Kilcock.
18b	Develop a programme for “new homes in small towns and villages” with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.	<ul style="list-style-type: none"> ✓ As part of the consultation process in the evolution of this development proposal, Irish Water, Meath County Council, the Department of Education and Skills and ESB Networks were consulted. This has informed how this site will be developed and phased.
27	Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by integrating physical activity facilities for all ages, particularly prioritising walking and cycling accessibility to both existing and proposed future development in all settlements.	<ul style="list-style-type: none"> ✓ Public open space and footpaths within the public open space have all been incorporated into the proposed development to ensure that safe and convenient alternative methods of transport are available. ✓ The proposed development will be compliant with Design Manual of Urban Roads and Streets (DMURS) and National Cycle Manual (NCM) and a DMURS Design Statement accompanies the application under separate cover.
31	<p>Prioritise the alignment of targeted and planned population and employment growth with investment in:</p> <ul style="list-style-type: none"> • The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations; 	<ul style="list-style-type: none"> ✓ A 623 sq.m creche that will cater for 119 No. children is proposed as part of the development. ✓ A 1.6ha site has been reserved by the client for the future development of a primary school. McGarrell Reilly have also been in consultation with the Department of Education and Skills.

32	To target the delivery of 550,000 additional households to 2040.	✓ The proposed development will contribute 575 No. new households to this target.
33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.	<ul style="list-style-type: none"> ✓ The proposed development is considered to be a natural expansion to the town of Kilcock. ✓ Considerable infrastructural works have been provided as part of previous development projects, outlined in the Infrastructural Design Report, that will also facilitate the development of these lands. ✓ The subject site is well served by a variety of public transport including bus / rail and is also in close proximity to the M4 motorway.
34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	✓ The proposed design is flexible and provides for adaptable arrangement and can accommodate housing rear and roof extensions to be flexible to the changing needs of residents.
35	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.	<ul style="list-style-type: none"> ✓ This application seeks permission for 575 No. dwellings on an area of c.14.45 hectares (not including the public open amenity areas of approximately 9.79 hectares). A density of 39.8 units per hectare will be achieved. The MCC Development Plan seeks to maximise the use of zoned and serviced residential land. It promotes consolidation through sustainable higher densities to allow for a compact urban form that in turn supports an integrated public transport system. ✓ The density of development must be balanced with the protection of surrounding amenities. In this regard, the scale, massing and urban grain have been developed to integrate with the prevailing context of the surrounding area. ✓ The Government Circular (PL8/2016) issued to Local Authorities addresses the Action Plan for Housing and Homelessness '<i>Rebuilding Ireland</i>'. The Circular notes that there is an immediate and pressing need for all suitable potential sources of supply to be activated as speedily as possible and development plans should be flexible to take account of changing circumstances or issues unforeseen at the time of the original making of the plan. ✓ The proposed scheme addresses all of the criteria associated with increased density and will accommodate 39.8 no. dwellings per hectare without compromising residential amenity.
53	Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development.	✓ Section 9.2 of the NPF states that 40% of new housing should be built within infill and brownfield lands and encourage re-use of existing building stock. Consequently 60% of all growth would still need to be built on sustainable greenfield sites, such as this site, which is zoned for residential development in the Meath County Development Plan (MCDP) (2013-2019).
57	<p>Enhance water quality and resource management by:</p> <ul style="list-style-type: none"> • Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. • Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places. 	<ul style="list-style-type: none"> ✓ Considerable works have been undertaken to alleviate any potential problems associated with flooding on site. Details of works carried out to date are outlined in the Site-Specific Flood Risk Assessment prepared by DBFL Consulting Engineers and submitted with this application under separate cover. ✓ Sustainable water management solutions such as Sustainable Urban Drainage (SUDS) and non-porous surfacing have been incorporated into the proposed development. ✓ Further details are provided in the Infrastructure Design Report prepared by DBFL Consulting Engineers and submitted with the application documents.

63	Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water sources in a manner that supports a healthy society, economic development requirements and a cleaner environment.	<ul style="list-style-type: none"> ✓ As part of the consultation process in the evolution of this development proposal, Irish Water and Meath County Council have been consulted, which has informed how this site could be developed / phased. ✓ SUDS measures are incorporated as appropriate into the proposed design. ✓ Water supply and waste-water treatment capacity are currently available for the proposed development. ✓ Full details are contained within the Infrastructure Design Report submitted with this application.
64	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.	<ul style="list-style-type: none"> ✓ The proposed design promotes a modal shift in transport thus reducing emissions. ✓ The proposed buildings will be constructed to NZEB standards thus reducing emissions.
75	Ensure that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.	<ul style="list-style-type: none"> ✓ An EIAR has been prepared and is submitted with the application documents. ✓ An Appropriate Assessment Screening report and a Natura Impact Statement (NIS) have been prepared and will be submitted with the application documents under separate cover.

TABLE 4 – STATEMENT OF CONSISTENCY WITH THE NPF

6.6 Furthermore, the NPF sets out a two-tier approach to land zoning as follows:

- Tier 1: Serviced Zoned Land
- Tier 2: Serviceable Zoned Land

Tier 1: Serviced Zoned Land

6.7 The NPF states the following:

“This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.

These lands will generally be positioned within the existing built footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.

Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.”

Existing Development Services

6.8 The proposed development is and will connect to existing roads and footpaths in the area, i.e. the new access road between the R148 and R125. This road is mostly constructed and is due to be completed in early 2020. Please refer to the DBFL Consulting Engineers technical note for further details.

6.9 With regard to surface water drainage, the strategy is to restrict discharge surface water from the northern site section into a detention basin before discharge to the Upper Ditch located between the northern and southern sections. On the southern site, surface water will be discharged to a detention basin to the southeast of the proposed development before discharge to the Rye Water.

6.10 Irish Water have also been contacted by DBFL Consulting Engineers in relation to a pre-connection enquiry. A Confirmation of Feasibility has been received from Irish Water and is attached as Appendix C in the Infrastructure Design Report. ESB Networks were consulted regarding the proposed development.

Location of Development and Scale

6.11 Section 7 of this report identifies the location and geographical extent of the lands proposed for residential development. The part of the site proposed for residential development is within the development boundary of Kilcock and represents a contiguous site to existing developed lands to the south of the proposed development.

6.12 The matter of scale is addressed in Section 7 of this report, which confirms that the proposed development of the site for 575 No. residential units, at a density of 39.8 dwellings per hectare is responding to the characteristics of the site, its location and also the objective of Meath County Council.

- 6.13 The proposed residential site is spatially sequential at Kilcock, due to its ability to deliver the necessary infrastructure and homes as part of a comprehensive development proposal.
- 6.14 The lands represent a contiguous and compact form of development, which is of an appropriate scale and density that meets the current and future aspirations of Kilcock.
- 6.15 Therefore, based on this evidence, the lands proposed for residential development fulfils the Tier 1 criteria as outlined in the NPF.

Regional Spatial and Economic Strategy – Eastern and Midland Regional Assembly

- 6.16 The purpose of the RSES is to support the implementation of the National Planning Framework, and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.
- 6.17 It will take a strategic approach over a 12-20 year period and covers nine counties containing twelve local authorities, including Meath County Council. The region includes 3 sub-regions or Strategic Planning Areas (SPAs), namely the Midland, Eastern and Dublin (see Figure 3).



FIGURE 3 - THE REGIONAL ASSEMBLIES AND EASTERN AND MIDLAND REGION

- 6.18 Section 4 (People and Places) states that at the core of the RSES will be the consideration of a settlement hierarchy for the region, which sets out the key location for population and employment growth, coupled with investment in infrastructure and services to meet those growth needs.

6.19 Table 5 demonstrates how the proposal is consistent with the relevant policy, principles and guidelines of the RSES.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Settlement Strategy – RPO 4.2	Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the draft RSES. All residential and employment developments should be planned on a phased basis in collaboration with infrastructure providers so as to ensure adequate capacity for services (e.g. water supply, wastewater, transport, broadband) is available to match projected demand for services and that the assimilative capacity of the receiving environment is not exceeded.	There is sufficient existing and planned infrastructure within Kilcock, coupled with the supporting infrastructure proposed as part of this planning application to ensure there is sufficient capacity to service the proposed residential development. The EIAR details that there will not be any likely significant impacts on the environment.
Flooding RPO 7.12	Future statutory land-use plans shall include Strategic Flood Risk Assessment (SFRA) and seek to avoid inappropriate land use zonings and development in areas at risk of flooding and to integrate sustainable water management solutions (such as SUDS, nonporous surfacing and green roofs) to create safe places in accordance with the Planning System and Flood Risk Assessment Guidelines for Local Authorities.	The application is accompanied by a Site-Specific Flood Risk Assessment and demonstrates that the proposed development is acceptable in flood risk terms and the design also incorporates the implementation of SuDS methodologies.
Integration of Transport and Land Use Planning – RPO 8.3	That future development is planned and designed in a manner which maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planned and to protect and maintain regional accessibility.	At a density of 39.8 dwellings per hectare, the development as proposed is an efficient use of the site.
Housing RPO 9.4	Design standards for new apartment developments should encourage a wider demographic profile which actively includes families and an ageing population.	The proposed apartments adhere to national apartment standards, as well as being designed to accommodate a mixed demographic profile. Specific details are provided in the Housing Quality Assessment prepared by CCK Architecture and Urbanism.
Compact Urban Development – RPO 3.2	Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin city and suburbs and a target of at least 30% for other urban areas.	The proposed development is located within the wider Dublin Metropolitan Area and Kilcock is identified as a Key Service Centre and Metro settlement in the RSES and SEA respectively.
Water Supply – RPO10.1	Local Authorities shall include proposals in Development Plans to ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.	The proposed development includes the necessary water supply and wastewater infrastructure to support the proposed development and the supply and treatment capacity are available within existing infrastructure.

TABLE 5 – STATEMENT OF CONSISTENCY WITH THE RSES

Regional Planning Guidelines for the Greater Dublin Area 2010-2022

- 6.20 The Regional Planning Guidelines (RPGs) is the policy document which aims to direct the future growth of the Greater Dublin Area (GDA) and works to implement the strategic planning framework set out in the National Spatial Strategy. It informs and directs the City and County Development Plans of each Council in the GDA.
- 6.21 Kilcock is identified as being located within the Metropolitan Area as defined in Figure 12 (Settlement Strategy for the GDA) and is defined as a “*Moderate Sustainable Growth Town*” in the Settlement Hierarchy.
- 6.22 Section 4.5 Settlement Strategy for the GDA states that towns in the lower tiers, such as Kilcock, should grow at a suitable and sustainable scale in line with natural increase, growth in economic activity in the area and the quality and capacity of public transport available to existing and future populations.
- 6.23 Section 4.6 Defining the Key Elements of the Strategy in sub-section *Moderate Sustainable Growth Towns* states that growth in these towns need to ensure that expansion is based on and related to the ‘*capacity of high-quality public transport connections and the capacity of social infrastructure*’. It also states that an ‘*emphasis should be placed on encouraging good local connections to adjoining suburbs and towns and employment locations within the metropolitan area through bus corridors and good cycling and walking connections.*’
- 6.24 Table 6 demonstrates how the proposal is consistent with the relevant policy, principle and guidelines of the RPGs. Table 7 demonstrates how the proposal is consistent with guidelines in Rebuilding Ireland: Action Plan for Housing and Homelessness.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Strategic Policy for Settlement	Encourages focusing new housing development on (i) consolidation within the existing built footprint with particular focus on the metropolitan area; (ii) supporting the achievement of sustainable towns; (iii) supports national investment in public transport services by focusing new developments areas to key locations to achieve the integration of land use and high-quality public transport provision; and (iv) build up economics of scale for services in identified growth towns.	<p>The proposed development is located approximately 1km from the town centre and located, immediately adjacent to the Millerstown housing estate, and has a suitable housing density for the expansion of an urban settlement.</p> <p>The residential part of the site is within the defined development limits of Kilcock.</p> <p>The site is located c.1km from Kilcock town centre ensuring that the residential development will be easily accessible to employment and community services and therefore part of a sustainable settlement.</p> <p>The applicant owns lands adjacent to the subject site which have been identified for the provision of a primary school; to ensure community service provision grows with the local population.</p>

SR2	Future expansion in housing land areas in all towns should follow a clear sequential approach in accordance with the Development Plan Guidelines and the Sustainable Residential Development in Urban Area Guidelines with options and opportunities for brownfield/regeneration sites prioritised, and any large designation of new housing lands expanding the current built up footprint of the Metropolitan Area should be directly linked to provision of new, existing or upgraded high quality rail based public transport services.	The residential part of the site is zoned for residential development, albeit with a Phase II (Post 2019) zoning. The principle has therefore been established, with just the matter of phasing to consider.
SR4	Towns and lands zoned outside of key priority locations shall be managed through phasing policies in Local/ Town/ County Development Plans to ensure that limited amounts over a longer time period are developed to allow for natural increase and local needs, without undermining the settlement strategy of the RPGs and to ensure that focused growth in designated growth towns can be achieved during the life of the County Development Plan.	
PIR16	Ensure that future capacity is provided in growth towns through expansion and upgrading of facilities where necessary and/or exploration of alternatives such as connecting to adjoining drainage systems or changes to catchments to enable growth towns to provide for the population growth envisaged in the settlement strategy and thus enable a more sustainable settlement pattern to be supported.	The proposed development can be accommodated within the existing network potable water supply and foul water treatment capacity. A separate surface water drainage system is proposed. Further details are contained in the Infrastructure Design Report prepared by DBFL Consulting Engineers.
PIR20	Full implementation of new development and environmental management policies developed in the GSDSD project, including Sustainable Drainage Systems (SuDS).	The proposal is in accordance with the GSDSD and SuDS principles. Further details are provided in the Infrastructure Design Report that is submitted with the application documents.
SIR1	The delivery of housing needs to follow sustainable models through avoiding low density car-based development forms and be focussed on medium densities which will support and be integrated with a range of community facilities within accessible walking distances. Where lands are close to public transport nodes/stations or QBC corridors the density and connectivity of developments should directly support increased population being able to benefit from good transport links.	The proposed density of 39.8 dwellings per hectare is considered to be suitable for an urban development and a natural extension to the existing homes to the Kilcock area. The development location is within walking and cycling distance of good public transport links in Kilcock, including bus services as well as inter-city and commuter rail services.
SIR2	Councils should require that all residential development be of high quality in design, layout and space provision, and create a mix of typologies and tenure within residential areas, in line with the Departmental Guidelines.	The proposed development is of high quality, as demonstrated in the Architectural Design Statement and drawings which shows a mix of 1, 2, 3 and 4 no. bedroom properties proposed. All dwellings are in accordance with local and national standards.
SIR 4	Councils should continue to promote the integration of quality childcare facilities in newer communities, in line with the Department Guidelines on childcare facilities.	A creche that will cater for 119 No. children is proposed as part of the development.

FR1	New development should be avoided in areas at risk of flooding. Alongside this, the Regional Flood Risk Appraisal recognises the need for continuing investment and development within the urban centres of flood vulnerable designated growth towns and the City and for this to take place in tandem with the completion of CFRAM Studies and investment in comprehensive flood protection and management.	The proposed development has been designed with input from a Site-Specific Flood Risk Assessment (SSFRA) prepared by DBFL Consulting Engineers. The SSFRA is submitted with the application under separate cover.
FR2	Development and Local Area Plans should include a Strategic Flood Risk Assessment and all future zoning of land for development in areas at risk of flooding should follow the sequential approach set out in the Departmental Guidance on Flood Risk Management. All Flood Risk Assessments and CFRAM studies should take place in coordination and consultation with adjoining local authorities and regions and in coordination with the relevant River Basin Management Plans.	

TABLE 6 – STATEMENT OF CONSISTENCY WITH THE RPGs FOR THE GDA

Rebuilding Ireland: Action Plan for Housing and Homelessness (2016)

Aspect	Key Objective	Policy Provision	Statement of Consistency
Pillar 2: Accelerate Social Housing	Increase the level and speed of delivery of social housing and other State supported housing.	<p>Key actions:</p> <p>47,000 social housing units delivered by 2021, supported by investment of €5.35 billion.</p> <p>Accelerated Housing Assistance Payment (HAP) delivery.</p> <p>NTMA/Private Sector Housing Fund to deliver increased housing supply.</p> <p>Mixed-Tenure Development on State Lands and other lands.</p> <p>Establishment of a Housing Delivery Office and Housing Procurement Unit.</p> <p>Extensive supports for Local Authorities and Approved Housing Bodies.</p> <p>Streamlined approval process.</p> <p>Housing for specific groups: meeting the needs of the vulnerable.</p>	<p>The proposed development will provide 57 No. social housing units in line with legislative requirements.</p> <p>The development will therefore contribute towards the delivery of social housing units as set out within Pillar 2 of the Action Plan.</p>
Pillar 3: Build More Homes	Increase the output of private housing to meet demand at affordable prices.	<p>Key actions:</p> <p>Doubling of output to deliver over 25,000 units per annum on average over the period of the Plan (2017-2021)</p>	The proposed development will provide 575 No. residential units and will therefore contribute to this target.

TABLE 7 – REBUILDING IRELAND: ACTION PLAN FOR HOUSING AND HOMELESSNESS

National Residential Design Standards

Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities

- 6.25 Sustainable Urban Housing Design Standards for New Apartments was published in March 2018. These guidelines provide updated guidance on apartment developments in response to the National Planning Framework and Rebuilding Ireland. The guidelines replace the 2015 Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities. Much of the previous guidelines remain valid, particularly those matters in relation to design quality safeguards such as internal space standards for 1, 2 and 3-bedroom apartments, floor to ceiling height, internal storage and amenity space.
- 6.26 To respond to the residential delivery targets, as set out in the NPF, the guidelines have been amended to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures. Paragraph 1.10 refers to those parts of the previous guidelines that have been amended and new areas addressed in order to:
- Enable a mix of apartment types that better reflects contemporary household formation and housing demand patterns and trends, particularly in urban areas;
 - Make better provision for building refurbishment and small-scale urban infill schemes;
 - Address the emerging “build to rent” and “shared accommodation” sectors; and
 - Remove requirements for car parking in certain circumstances where there are better mobility solutions and to reduce costs.
- 6.27 Table 8 demonstrates how the proposal is consistent with the relevant policy, principle and guidelines of Sustainable Urban Housing – Design Standards for New Apartments (2018).

Matter	Relevant Policy / Principle / Guideline	Statement of Consistency
Apartments and Statutory Development Plans		
Location	<p>Identifying the type of location in cities and towns that may be suitable for apartment development will be subject to local determination by the planning authority. The site at Kilcock falls into the following category:</p> <p>2) Intermediate Urban Locations</p> <p>Generally suitable for smaller-scale, higher density development that may wholly comprise apartments, or alternatively, medium-high density residential development of any scale that includes apartments to some extent (will also vary, but broadly >45 dwellings per hectare net) including:</p> <ul style="list-style-type: none"> • Sites within or close to i.e. within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m), of principal town or suburban centres or employment locations, that may include hospitals and third level institutions; • Sites within walking distance (i.e. between 10-15 minutes or 1,000-1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high frequency (i.e. min 10-minute peak hour frequency) urban bus services or where such services can be provided; • Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min. 15-minute peak hour frequency) urban bus services. <p>The range of locations is not exhaustive and will require local assessment that further considers these and other relevant planning factors.</p>	<ul style="list-style-type: none"> ✓ The proposed 66 No. apartment units will consist of 20 No. 1-bedroom and 46 No. 2-bedroom units and will account for 11.5% of the overall development units. ✓ The proposed 42 No. Duplex units will consist of 15 No. 1-bedroom, 21 No. 2-bedroom, and 6 no. 3-bedroom units and will account for 7.3% of the overall development units. ✓ The apartments offer an alternative and appropriate type of accommodation within the Kilcock housing market that will meet the housing demand and needs identified within the area. ✓ Some of these units form part of the Part V proposal, which has been agreed by Meath County Council. ✓ The DBFL Consulting Engineer's Traffic and Transport Assessment Report details in its Section 2.3 Existing Transportation Infrastructure that the nearest bus stop is approximately 800m and the rail station is approximately 1,200m from the subject site respectively.
	<p>While the provision of apartments may not be required below the 45 dwellings per hectare net density threshold, they can allow for greater diversity and flexibility in a housing scheme, whilst also increasing overall density. Apartments may be considered as part of a mix of housing types in a given housing development at any urban location, including suburbs, towns and villages.</p>	
Mix	<p>Specific Planning Policy Requirement 1</p> <p>Apartment developments may include up to 50% one bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to evidence based Housing Need and Demand Assessment (HDNA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>	
Apartment Design Standards		
Apartment Floor Area	<p>Specific Planning Policy Requirement 3</p> <p>Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"> ✓ Studio apartment (1 person) – 37 sq m ✓ 1-bedroom apartment (2 persons) - 45 sq.m ✓ 2-bedroom apartment (4 persons) - 73 sq.m ✓ 3-bedroom apartment (5 persons) - 90 sq.m <p>Paragraph 3.6 states that planning authorities may also consider a two-bedroom apartment to accommodate 3 persons, with a minimum floor area of 63 square metres, in accordance with standards set out in Quality Housing for Sustainable Communities.</p>	<ul style="list-style-type: none"> ✓ All of the proposed apartment and duplex units meet and exceed the prescribed minimum floor space required. Further details are provided in the Housing Quality Assessment prepared by CCK Architecture and Urbanism. ✓ All of the proposed apartment and duplex units meet the prescribed minimum floor space and the majority of apartment, duplex, and corner block units exceed the minimum required areas. Further details are provided in the Housing Quality Assessment prepared by CCK Architecture and Urbanism.

	<p>Paragraph 3.7 states that it would not be desirable that this type of two-bedroom unit would displace the current two-bedroom four-person apartment. Therefore, no more than 10% of the total number of units in any private resident development may comprise this category of two-bedroom, three-person apartment.</p> <p>This is to allow for potential social housing provision further to Part V of the Planning and Development Act 2000 (as amended), or if this type of unit is not required to meet social housing requirements, that it would allow for an acceptable level of variation in housing type.</p>	<p>✓ Please refer to the Housing Quality Assessment for details of all dwelling sizes.</p>
Safeguarding Higher Standards	<p>It is a requirement that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3-bedroom unit types by a minimum of 10%.</p> <p>Paragraph 3.12 states that the requirement for more than half of the apartments in a scheme to generate additional floorspace that would exceed the minimum floor area standard by at least 10%, may be applied differently to schemes of 10 up to 99 units. It is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, i.e. to all proposed units, to allow for greater flexibility.</p>	<p>✓ All proposed apartments exceed the minimum floor areas.</p> <p>✓ Please refer to the Housing Quality Assessment for details of all dwelling sizes.</p>
Dual Aspect Ratio	<p>Paragraph 3.16 states that ultimately the daylighting and orientation of living spaces is the most important objective.</p> <p>Paragraph 3.17 states that:</p> <ul style="list-style-type: none"> • where there is a greater freedom in design terms, such as in larger apartment developments on greenfield sites, where requirements like street frontage are less onerous, it is an objective that there shall be a minimum of 50% dual aspect apartments. • Ideally, any 3-bedroom apartments should be dual aspect. <p>Paragraph 3.18 states:</p> <ul style="list-style-type: none"> • Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. • Living spaces in apartments should provide for direct sunlight for some part of the day. • North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature. • Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings. 	<p>✓ Details relating to the orientation of all apartments is provided in the Housing Quality Assessment.</p>
	<p>Specific Planning Policy Requirement 4</p> <p>The minimum number of dual aspect apartments that may be provided in a single apartment scheme shall be 33% in more central and accessible urban locations, where it is necessary to ensure good street frontage and subject to high quality design. Otherwise, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</p>	
Floor to Ceiling Height	<p>Paragraph 3.21 and 3.22 requires:</p> <ul style="list-style-type: none"> • that minimum ceiling heights accord with the Building Regulations (i.e. 2.4m); • ceiling heights at ground floor level should be greater, a minimum 2.7m; and • consider 3.0m on the ground floor of multi-storey buildings. 	<p>✓ Floor to ceiling height requirements will be adhered to as required.</p>

	<p>Specific Planning Policy Requirement 5 Ground level apartment floor to ceiling heights shall generally be a minimum of 2.7m and shall be increased, either at ground level only or in conjunction with all floors in an apartment block or building, in certain circumstances.</p>	
Internal Storage	<p>Paragraph 3.31 states that:</p> <ul style="list-style-type: none"> provision should be made for storage and utility (additional to kitchen/bedroom furniture), specifically for household utility functions such as clothes washing and the storage of bulky personal or household items. As a rule, no individual storage room within an apartment should exceed 3.5 sq.m <p>Section 3.32 and 3.33 states that secure storage can be provided outside individual units, and this may be used to satisfy up to half of the minimum storage requirement for individual apartment units. Minimum storage space requirements are as follows:</p> <ul style="list-style-type: none"> One bedroom – 3 square meters Two bedrooms (3 person) – 5 square metres Two bedrooms (4 person) – 6 square metres Three of more bedrooms – 9 square metre 	<ul style="list-style-type: none"> ✓ Storage provision is compliant with the Guidelines as required. ✓ Please refer to the Housing Quality Assessment for details of all internal storage areas.
Private Amenity Space	<p>Paragraph 3.35 requires that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels. Where provided at ground level, private space shall incorporate appropriate boundary treatment. It should be located to optimise solar orientation and minimise overshadowing and overlooking.</p> <p>Paragraph 3.37 states that a minimum depth of 1.5m is required for balconies and they should be primarily accessed from living rooms. Minimum floor areas for private amenity space are as follows:</p> <ul style="list-style-type: none"> One bedroom – 5 square meters Two-bedroom (3 person) – 6 square metres Two-bedroom (4 person) – 7 square metres Three-bedroom – 9 square metres 	<ul style="list-style-type: none"> ✓ Please refer to the Housing Quality Assessment. ✓ Please also refer to the Architectural Design Statement and the architectural drawings submitted for details of all dwelling sizes, layouts and dimensions.
Security Consideration	<p>Paragraph 3.40 states that apartment developments should provide residents and visitors with a sense of safety, by maximising natural surveillance of streets, open spaces, play areas and any surface bicycle or car parking.</p> <p>Accordingly, blocks and buildings should overlook the public realm. Entrance points should be clearly indicated, well lit, and overlooked by adjoining dwellings. Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.</p>	<ul style="list-style-type: none"> ✓ All open spaces are overlooked to enhance local passive security and to create a sense of local 'ownership'. ✓ All public open space is overlooked by development and forms an integral part of the local housing character. ✓ Please also refer to the Response to ABP Opinion report by McCutcheon Halley.
Communal Facilities in Apartments		
Access and Services	<p>Paragraph 4.1 requires apartment schemes to be capable of meeting the changing needs of occupants through compliance with Part M of the building regulations.</p> <p>Paragraph 4.2 states that hallways and shared circulation areas should be appropriate in scale, well-lit with some natural light and adequate ventilation.</p>	<ul style="list-style-type: none"> ✓ All apartments are designed to comply with 2010 TGD M, with accessible bathrooms and stairways.

Communal Rooms	The threshold for childcare facility in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of facilities and the emerging demographic profile of the area.	
Refuse Storage	<p>Paragraph 4.8 requires that provision shall be made for the appropriate storage and collection of waste materials in apartment schemes. Refuse facilities shall be accessible to each apartment stair / life core and designed with regard to the projected level of waste generation and types and quantities of receptacles required.</p> <p>Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage.</p> <p>Paragraph 4.9 outlines the following general design considerations:</p> <ul style="list-style-type: none"> ✓ Sufficient communal storage area to satisfy the three-bin system for the collection of mixed dry recyclables, organic waste and residual waste; ✓ In larger apartment schemes, consideration should also be given to the provision of separate collection facilities for other recyclables such as glass and plastics; ✓ Waste storage areas must be adequately ventilated so as to minimise odours and potential nuisance from vermin/flies; ✓ Provision in the layout for sufficient access for waste collectors, proximity of, or ease of access to, waste storage areas from individual apartments, including access by disabled people; ✓ Waste storage areas should not present any safety risks to users and should be well-lit; ✓ Waste storage areas should not be on the public street and should not be visible to or accessible by the general public. ✓ The capacity for washing down waste storage areas, with wastewater discharging to the sewer. 	<ul style="list-style-type: none"> ✓ Internal resident waste segregation and recycling will be provided. ✓ External refuse storage areas will also be provided in appropriate locations throughout the development.
Communal Amenity Facilities	<p>Paragraph 4.10 requires the provision and proper future maintenance of well-designed communal amenity space is critical in meeting the amenity needs of residents. The design must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight.</p> <p>The minimum floor areas for communal amenity space is as follows:</p> <ul style="list-style-type: none"> • Two bedrooms (3 person) – 6 square metres • Two bedrooms (4 person) - 7 square metres • Three bedrooms – 9 square metres 	<ul style="list-style-type: none"> ✓ Public and private open space will be provided for within the apartment block areas as required. ✓ Please refer to the Housing Quality Assessment for specific details relating to private open space.
Children’s Play	<p>Paragraph 4.13 requires that the recreational needs of children must be considered as part of communal amenity space within apartment schemes. Children’s play needs around the apartment building should be catered for:</p> <ul style="list-style-type: none"> • Within the private open space associated with individual apartments; • 25+ units - small play spaces 85 - 100 sq.m for toddlers and children to age 6, with suitable play equipment, seating and within sight of buildings. <p>The perimeter block with a central communal open space is particularly appropriate for children’s play, especially if access from the street is controlled. The landscape design and orientation of play areas can contribute significantly to their amenity value.</p>	<ul style="list-style-type: none"> ✓ Details of all Children’s Play Areas are outlined in the Landscape Strategy Report.

Car Parking	<p>Paragraph 4.18 states that the quantum of car parking provision for any such provision for apartment developments will vary, having regard to the types of location in cities and towns that may be suitable for apartment development, broadly based on proximity and accessibility criteria.</p> <p>Paragraph 4.22 states that for peripheral and / or less accessible urban locations, one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required.</p>	<p>✓ The proposed development will provide for a total of 1,019 No. car parking spaces as required.</p>
Bicycle Parking	<p>Paragraph 4.17 states that accessibility to, and secure storage of, bicycles is a key concern. Requirements of these guidelines include:</p> <ul style="list-style-type: none"> • Location – cycle storage facilities should be directly accessible from the public road or from a shared private area • Quantity – general minimum standard of 1 cycle storage space per bedroom shall be applied, with visitor cycle parking provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement / enlargement etc. • Design – cycle storage shall be provided in a dedicated facility of permanent construction, within the building footprint or where this is not feasible, within an adjacent or adjoining purpose-built structure. • Management – An acceptable quality of cycle storage requires a management plan ensuring the effective operation and maintenance of cycle parking. Cycle parking shall be the subject of a funded maintenance regime that ensure facilities are kept clean, free of graffiti, well-lit and parking equipment properly maintained. • Further information in relation to the design and provision of cycle storage for apartment developments can be found in the National Cycle Manual (National Transport Authority, 2011) and Bike Parking Infrastructure Guidance (Dublin Cycling Campaign, 2017). 	<p>✓ 314 no. bicycle parking spaces will be provided as part of the proposed development. This figure does not include the bicycle parking inherent within house units and within duplex units.</p>
Apartments and the Development Management Process		
Schedule of Accommodation	<p>Paragraph 6.1 states that all applications for planning permission for apartment schemes or mixed housing developments that include apartments, must include a schedule that details the number and type of apartments and associated individual unit floor areas, as part of the planning application process.</p>	<p>✓ Please refer to the Housing Quality Assessment for further evidence of consistency with these requirements.</p>
	<p>Paragraph 6.2 states that a schedule of apartment accommodation should identify the proposed apartments that exceed the minimum floor area standard in schemes with 10-99 apartments.</p>	<p>✓ Please refer to the Architects Design Statement in Section 3.13 and drawing 1829-P-APT-BS-100 for details of secure external bin and bicycle storage for the apartments.</p>
	<p>Apartment unit schedules should detail proposed private amenity space and internal (and any external) storage space associated with each apartment.</p>	
	<p>The schedule should also detail the aspect of each apartment, i.e. whether dual or single. In the case of single aspect apartments, the schedule should specify orientation. It would also assist the planning assessment process if the schedule were to reference the primary stair-core / lift access point to each apartment.</p>	<p>✓ Please refer to the Housing Quality Assessment for further details relating to the aspect and orientation of the proposed apartments.</p>
	<p>Floor areas should be in square metres and should be calculated from internal room dimensions. In addition to the above, planning application drawings must include the principal dimensions of each room as well as the aggregate floor area of each room</p>	<p>✓ Please refer to the Housing Quality Assessment for details of room dimensions and areas.</p>
	<p>Paragraphs 6.11 to 6.14 set out that the long-term management and maintenance structures that are put in place for an apartment scheme is a critical aspect of this form of residential development. It is essential that robust legal and financial arrangements are provided to ensure an apartment development is properly managed, with effective and appropriately resourced maintenance.</p>	<p>✓ See Building Lifecycle Report submitted with the application pack.</p>

Therefore, consideration of the long-term running costs and eventual manner of compliance with the Multi-Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development.

Therefore planning applications for apartment development shall include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of the application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

The Multi Unit Developments Act, 2011(MUD Act) sets out the legal requirements regarding management of apartment developments. In this regard it is advised that when granting planning permission for such developments, planning condition that require:

- Compliance with the MUD Act
- Establishment of an Owners Management Company (OMC); and
- Establishment and ongoing maintenance of a sinking fund commensurate with the facilities in a development that require maintenance and renewal

TABLE 8 - SUSTAINABLE URBAN HOUSING – DESIGN STANDARDS FOR NEW APARTMENTS (2018)

Urban Development and Building Height – Guidelines for Planning Authorities (December 2018)

- 6.28 These Guidelines identify the need for government policy to support increased building height in locations with good public transport accessibility, particularly in city cores. It is considered that increased building height should be actively pursued in suitable locations. Furthermore, the document states that *'blanket numerical limitations on building height'* should be avoided.
- 6.29 The proposed development will provide a mix of dwellings in the form of houses, duplex units and apartments. The proposed apartments will range in height from three to four storeys. Given Kilcock's status as a Moderate Sustainable Growth Town, proximity to public transport infrastructure, that the duplex, corner blocks, and apartments will be landscaped, are located fronting the open amenity space, and the Rye Water river the proposed height is considered acceptable.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

- 6.30 The aim of these 2009 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas is to set out the key planning principles, which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Density Standards

- 6.31 The matter of density is considered in Chapter 5 (Cities and Larger Towns) and Chapter 6 (Small Towns and Villages) of the Guidelines. Kilcock is identified as a Moderate Sustainable Growth Town that is self-sufficient and provides supporting facilities for the town and its surrounding catchment.
- 6.32 Paragraph 5.11 (f) – Outer Suburban / Greenfield Sites states that the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Developments at net densities of less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency.
- 6.33 Chapter 6 of the Guidelines states that smaller towns are those settlements with a population of 400 to 5,000 people. Therefore, by default a city or larger town would have a population greater than 5,000 people, although the Guidelines does not include specific population figures for this hierarchy of settlement. The 2016 census data detailed Kilcock to have a population of 6,093.
- 6.34 Paragraphs 6.9 to 6.13 of the Guidelines refer to the three location types for sites, namely:
- **Centrally located sites** – seeks densities of 30-40+ dwellings per hectare
 - **Edge of centre sites** – seeks densities of 20-35 dwellings per hectare; and
 - **Edge of small town / villages** - appropriate in controlled circumstances to consider proposals for developments of less than 15-20 dwellings per hectare.
- 6.35 Table 9 below demonstrates how the proposed development is consistent with the relevant policies, principles and guidelines of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Appropriate locations for increased densities	(f) Outer Suburban / "Greenfield" Sites	<ul style="list-style-type: none"> ✓ A density of 39.8 units per hectare will be achieved on site. This is considered appropriate as it contributes to the natural expansion of the Kilcock urban area. ✓ It also responds to housing market demands and will facilitate the provision of 575 No. units.
Paragraph 6.3 General advice	Contribute to compact towns, through the development of acceptable greenfield sites at suitable locations	<ul style="list-style-type: none"> ✓ The site is zoned for residential development. As such, it has been identified by the Council as an acceptable greenfield site in a suitable location. ✓ A proposed density of 39.8 units per hectare will be achieved and is considered acceptable.
	Higher densities are appropriate in certain locations	
Paragraph 6.8 – Layout and design considerations	Make the most effective use of the site	<ul style="list-style-type: none"> ✓ The proposal will provide for a total of 575 No. dwellings, a creche and GAA changing rooms. ✓ This is considered to be the most effective use of the site and is consistent with the development of the lands adjacent to the subject site.
	Have a sense of identity and place	<ul style="list-style-type: none"> ✓ The proposal has been centrally planned to provide for a range of appropriately scaled landscaped open spaces around which new homes have been designed. ✓ These will create a variety of spaces incorporating existing and new trees, providing visual focus, casual amenity spaces and green buffers to the adjoining road context. ✓ The proposed development has been designed so that all proposed landscaped open spaces are directly overlooked by proposed housing units. These create a well-defined sense of enclosure whilst also providing good passive surveillance. This protects both the amenity of these spaces and enhances the attractiveness of the street edge. ✓ Landscaping and tree planting are provided along the roads/streets which assist in creating a sense of identity for the new development.
	Provide for effective connectivity	<ul style="list-style-type: none"> ✓ The proposed pedestrian and cycle access will enable easy access through the site and to the existing services / facilities within the surrounding area in line with sustainable development policies. ✓ The layout is highly accessible for future occupants as well as the existing community with a permeable layout, both internally and externally provided.
	Include a design approach	<ul style="list-style-type: none"> ✓ The proposed development has been planned to accord with good urban design principles. As described, all proposed housing units have a close relationship with the landscaped open spaces around which they have been designed.
Paragraphs 6.11 to 6.13 – Density Standards	Density standards	<ul style="list-style-type: none"> ✓ A density of 39.8 units per hectare will be provided. This is within the 35-50 dwellings per hectare identified for Moderate Sustainable Growth Towns.

TABLE 9 - GUIDELINES FOR PLANNING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS

Urban Design Manual – A Best Practice Guide

- 6.36 The Urban Design Manual (2009) is a companion document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. The publication of the document signalled a commitment to improving the standard of housing design across the country. The Urban Design Manual is based around 12 Criteria to encapsulate the range of design considerations for residential development. These include:
1. **Context:** How does the development respond to its surroundings?
 2. **Connections:** How well connected is the new neighbourhood?
 3. **Inclusivity:** How easily can people use and access the development?
 4. **Variety:** How does the development promote a good mix of activities?
 5. **Efficiency:** How does the development make appropriate use of resources, including land?
 6. **Distinctiveness:** How do the proposals create a sense of place?
 7. **Layout:** How does the proposal create people friendly streets and spaces
 8. **Public Realm:** How safe, secure and enjoyable are the public areas?
 9. **Adaptability:** How will the building cope with change?
 10. **Privacy and Amenity:** How does the scheme provide a decent standard of amenity?
 11. **Parking:** How will the parking be secure and attractive?
 12. **Detailed Design:** How well thought through is the building and landscape design?
- 6.37 In response to the national policy initiatives set out, Table 10 demonstrates how the proposal is consistent with the relevant policies, principles and guidelines of the Urban Design Manual.
- 6.38 This application is accompanied by an Architectural Design Statement, prepared by CCK Architects, which demonstrates how the proposed development has regard to and has been developed in accordance with best practice in respect of urban design and the consideration of the 12 Criteria in the proposed development design and layout.
- 6.39 The Architectural Design Statement should be read in conjunction with this Statement of Consistency and plans / particulars that accompany this submission.

Relevant Policy / Principle / Guideline	Statement of Consistency
1. Context: How does the development respond to its surroundings?	<ul style="list-style-type: none"> ✓ The application site is a greenfield site located adjacent to residential development to the south and west. ✓ The Urban Design Manual outlines that a development should evolve naturally as part of its surroundings and any increases in density should respect the form of buildings around the site's edges. The Manual also recommends that the development should positively contribute to the character and identity of a neighbourhood; and should present appropriate responses to the nature of specific boundary conditions. ✓ The proposed layout and design respond to its immediate context through the careful siting / positioning of the units and providing sufficient distances between the proposed properties. ✓ The proposed layout links the proposed streets and spaces through the architectural design and overall landscaping. The development provides for suitable separation distances to adjoining properties and provides appropriate boundary treatments on site to protect the residential amenity and landscape character of the area. ✓ The development will be finished in materials of a high-quality design to ensure it represents its own character while also integrating itself with the existing local character of the area.
2. Connections: How well connected is the new neighbourhood?	<ul style="list-style-type: none"> ✓ The internal network of the development will consist of a series of internal roads, shared surfaces, footpaths and shared streets which will connect the proposed development with the surrounding area. ✓ The proposed development will open the site in terms of accessibility and connectivity within the area and increase permeability. ✓ The link road between the R125 and the R148 includes pavement and bicycle access and for the provision of (future) bus stops.
3. Inclusivity: How easily can people use and access the development?	<ul style="list-style-type: none"> ✓ Vehicular access will be provided directly from the recently upgraded junctions on the R148 and the new link road to the R125 (to be completed in early 2020). ✓ The proposed development will provide vehicle, pedestrian and cycle circulation throughout the site. ✓ The internal road network provides for a clear navigable route throughout the development, as well as a series of footpaths adjacent to the road, and within the proposed open space areas.
4. Variety: How does the development promote a good mix of activities?	<ul style="list-style-type: none"> ✓ The proposed development includes a range of open space areas within the site. ✓ Kilcock town centre is located c.1km from the site and is easily accessible via a range of transport modes including walking and cycling. ✓ The proposal provides for a mix of 1, 2, 3 and 4-bed dwellings. The units will range in size and style and attract a range of new occupiers. Where possible houses have been designed to be extended to rear and in roof for future flexibility.
5. Efficiency: How does the development make appropriate use of resources, including land?	<ul style="list-style-type: none"> ✓ The proposed density of 39.8 dwellings per hectare will enable an efficient use of this residential zoned lands. It also includes a sufficient amount of public open space and provides connectivity within and with the surrounding area, including Kilcock town centre. ✓ The proposed density is considered appropriate in this location because of the surrounding area context, as well as considering the site specifics and the need to achieve an efficient use of the site. ✓ The layout and orientation of the scheme has been designed by CCK Architects, which has regard to the amenity of existing and future residents, as well as ensuring that the areas of open space are adequately overlooked. ✓ Appropriate recycling facilities have been provided in the design.
6. Distinctiveness: How do the proposals create a sense of place?	<ul style="list-style-type: none"> ✓ The proposed development will create a strong sense of place by carefully considering a mix of housing types and high-quality of design. ✓ Residential streets and other public areas will benefit from a high-quality landscaping and planting scheme.

	<ul style="list-style-type: none"> ✓ The public open space will benefit from passive surveillance from the proposed residential properties that overlook these areas, which will create a safe sense of space. The proposed pedestrian access points will link the development with the surrounding area, including Kilcock town centre and other community facilities in the locality. ✓ The proposed development will provide a mix of house types which vary in size and design.
7. Layout: How does the proposal create people friendly streets and spaces	<ul style="list-style-type: none"> ✓ The proposed layout provides a navigable and accessible layout. ✓ Its connectivity with the surrounding area will ensure that the development provides links for future residents, whilst also ensuring that existing residents can easily access the open space within the development.
8. Public Realm: How safe, secure and enjoyable are the public areas?	<ul style="list-style-type: none"> ✓ The layout and design of the proposed public open spaces aims to ensure that these areas will have a sufficient amount of overlooking by future residents. Consequently, each open space area will ensure a high level of passive surveillance on the open space areas, as well as the streets within the development. This will be achieved by the position and orientation of dwellings, which will provide direct frontage onto all public areas.
9. Adaptability: How will the building cope with change?	<ul style="list-style-type: none"> ✓ The proposed residential units meet or exceed the minimum standards for residential unit size. The development will provide for a mix of 1, 2, 3 and 4-bedroom properties that meet the changing life cycles and needs of residents.
10. Privacy and Amenity: How does the scheme provide a decent standard of amenity?	<ul style="list-style-type: none"> ✓ As there are no national standards for housing, the private open space proposed has been considered against that set out in the MCDP. All proposed housing units include private open space that meets or exceeds the MCDP standards. ✓ The apartments also include private open space in the form of a terrace or balcony which meets or exceeds the relevant apartment guidelines standards. ✓ All of the dwellings meet or exceed the emerging apartment guidelines.
11. Parking: How will the parking be secure and attractive?	<ul style="list-style-type: none"> ✓ A total of 1,019 No. car parking spaces (including 12 accessible spaces) and 314 bicycle parking spaces (not including those inherent within the curtilages of houses) will be provided as part of the development. ✓ See Housing Quality Assessment for further details of car and bicycle parking.
12. Detailed Design: How well thought through is the building and landscape design?	<ul style="list-style-type: none"> ✓ The proposed design has been the subject of a pre-application consultation between the applicant's consultant design team and Meath County Council. ✓ The proposed design has been the subject of a pre-application consultation between the applicant's consultant design team and An Bord Pleanála.

TABLE 3– STATEMENT OF CONSISTENCY WITH URBAN DESIGN MANUAL – A BEST PRACTICE GUIDE

National Road Design Guidelines

Design Manual for Urban Roads and Streets

- 6.40 The Design Manual for Urban Roads and Streets (DMURS) provides guidance relating to the design of urban roads and streets. The Manual seeks to address street design within urban areas (i.e. cities, towns and villages) and aims to put well designed streets at the heart of sustainable communities. Well-designed streets can create connected physical, social and transport networks that promote alternatives to car journeys including walking, cycling or public transport.
- 6.41 The principles, approaches and standards apply to the design of all urban roads and streets (that is streets and roads with a speed limit of 60km/h or less), except to those listed in paragraph 1.3(a) and paragraph 1.3(b) of DMURS.
- 6.42 In response to the national policy initiatives set out, Table 11 demonstrates how the proposal is consistent with the relevant policy, principle and guidelines of the Urban Design Manual. A DMURS Design Statement was also completed by DBFL Consulting Engineers and is submitted with the application under separate cover.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Chapter 3 – Street Networks		
Integrated Street Networks	<p>Does the development create a sustainable neighbourhood that include;</p> <ul style="list-style-type: none"> • Compact and energy efficient development; • Prioritising sustainable modes of transport; • Provision of a good range of amenities and services within easy and safe walking distance of homes? 	<ul style="list-style-type: none"> ✓ The proposed development will create a sustainable neighbourhood by proposing a compact development that, at 39.8 dwellings per hectare, uses the subject lands efficiently. ✓ The proposed development has been designed with careful consideration for pedestrians and cyclists. ✓ The nearest major public transport node is the Kilcock Main Line railway station. This is located approximately 15-minute walk (1,200m) from the proposed development. Furthermore, there are a number of bus services from Kilcock to Dublin. Bus Eireann operate a number of services in the area details of which are provided in the Traffic and Transport Assessment Report submitted with these documents.
Movement and Place	<p>Movement Function</p> <p>In relation to <i>Function</i>, does the proposed development:</p> <ul style="list-style-type: none"> • Create a legible street hierarchy that is appropriate to its context? • Cater for greater numbers of pedestrians and cyclists? • Cater for higher volumes of traffic? <p>Place Context</p> <p>In relation to <i>Context</i>, does the proposed developments street:</p> <ul style="list-style-type: none"> • Implement higher quality design solutions that highlight and promote the importance of place? • Cater for and promote vibrant and sustainable places? • Calm traffic and increase ease of movement for more vulnerable users? 	<ul style="list-style-type: none"> ✓ Pedestrian circulation is provided throughout the proposed development. This connects with the existing footpath connections and provide links into the surrounding road network. This in turn provides easy access to the town centre, schools, sports clubs, Kilcock Railway Station and bus services. ✓ Similarly, bicycle circulation is provided via the internal estate roads. This is deemed appropriate given the scale of the proposed development and will provide connections to the wider area. ✓ A range of materials are utilised within the proposal, planting and hard surfacing which increase the texture of the built environment. This will create a more identifiable space and a more engaged landscape which is attractive for residents. ✓ The use of a range of materials will add to the character of the proposed development and create a distinct area and sense of place. ✓ There are a number of shared surface roads that provide a clear hierarchy in terms of use. The shared surface roads are pedestrian priority and reduce the speed of vehicles on the street. ✓ Street tree planting will create a clear boundary with the street and provide a more suitable environment for residents and pedestrians and will increase the opportunity to congregate and interact with neighbours and other users. ✓ A range of materials are utilised within the proposal, planting and hard surfacing which increase the texture of the built environment. This shall make it a more identifiable space and a more engaged landscape which is attractive for residents. ✓ There are a number of shared surface roads that will provide a clear hierarchy in terms of use. The shared surface roads are pedestrian priority and reduce the speed of vehicles on the street.
Permeability and Legibility	<p>Street Layout</p> <p>Does the proposed development:</p> <ul style="list-style-type: none"> • Limit the use of cul-de-sacs that provide no through access? • Maximise the number of walkable / cyclable routes between destinations? • Maximise connections within the site? • Are the streets legible with maximum connection opportunities? 	<ul style="list-style-type: none"> ✓ There are clear links between the previous phase of development at Millerstown and external connections – providing permeability and maximising the number of routes for residents and users. ✓ The streets are legible with a clear hierarchy in terms of vehicle distribution and pedestrian priority spaces. The use of a range of materials, hard surface materials, crossing points, paths and extensive planting informs the legibility of the street layout.

	<p>Block Sizes</p> <ul style="list-style-type: none"> Are blocks of a reasonable size and permeability, with consideration to the site constraints? 	<ul style="list-style-type: none"> ✓ The proposed development has been carefully designed to ensure that the focus on connectivity is centred on pedestrians and cyclists. The provision of the high levels of connectivity for pedestrians and cyclists are intended to promote walking and cycling by making them a more attractive option to the private car.
Management	<p>Is the proposed development:</p> <ul style="list-style-type: none"> Designed to self-regulate vehicle speeds and traffic congestion? 	<ul style="list-style-type: none"> ✓ The proposal has included for a number of shared surface areas which give priority to pedestrians. ✓ The DMURS Design Statement details design considerations in Table 3 including how the design influences lower vehicle speeds. ✓ The planting of shrubs and trees give a sense of enclosure and create a sense of intimacy for residents. This will encourage them to use the numerous footpaths and links to external connections. This will also reduce the need to use private vehicles and by connection – the traffic shall decrease.
Chapter 4 – Street Design		
Movement, Place and Speed	<p>In relation to Context and Function does the proposed development:</p> <ul style="list-style-type: none"> Balance speed management with the values of place and reasonable expectations of appropriate speed? Promote a reasonable balance of both physical and psychological measures to regulate speed? 	<ul style="list-style-type: none"> ✓ There will be a number of shared surface roads that provide a clear hierarchy in terms of use. The shared surface roads will give priority to pedestrians and reduce the speed of vehicles on the street. ✓ A range of materials including soft landscape proposals, e.g. the planting of trees, will give a sense of enclosure and create a sense of intimacy for residents encouraging them to use the numerous footpaths and links to external connections. This will essentially reduce the need to use private transport. ✓ Street Tree Planting will create a clear boundary with the streets and create an environment more suitable for a more residents and pedestrians. ✓ The soft landscape proposal is complimented by the hard-surface treatments notably at crossing points and in shared surface areas. These treatments will help regulate movement of vehicles and aid pedestrian movement. ✓ The DMURS Design Statement details in design considerations Table 3 including how the design influences lower vehicle speeds.
Streetscape	<p>Does the proposed development:</p> <ul style="list-style-type: none"> Create an appropriate sense of enclosure in addition to a strong urban / suburban structure? Include street trees and areas of planting, where appropriate? Have active street edges, where appropriate? Include a palette of high-quality surface materials and finishes? Include lighting columns, no greater than 6 metres? 	<ul style="list-style-type: none"> ✓ The proposed development has been designed so that all proposed landscaped open spaces are directly overlooked by proposed housing units. This will create a well-defined sense of enclosure whilst also providing effective passive surveillance that will protect the amenity of these spaces and enhance the attractiveness of the street edge. ✓ Landscaping and tree planting are provided along the roads/streets and will assist in creating a sense of enclosure. ✓ The Landscape Design Statement shows street cross sections including lighting columns and lighting columns shown in plans along pedestrian/bicycle paths in the open space amenity areas. ✓ A Lighting Report was prepared by Sabre Electrical Services Limited and is submitted with the application under separate cover.
Pedestrian and Cyclist Environment	<p>Does the proposed development:</p> <ul style="list-style-type: none"> Include footways of an appropriate width to ensure pedestrian safety? Include verges adjacent to larger roadways to provide a buffer between vehicular routes and pedestrian paths? Include pedestrian crossings, whether controlled or uncontrolled, at appropriate locations? 	<ul style="list-style-type: none"> ✓ The proposed development has been designed to provide excellent pedestrian and cycle connectivity. The residential units are all located so that they front directly onto the roads and streets, which will create activity and provide passive surveillance to enhance pedestrian safety. ✓ The proposed development has been designed to reduce traffic speeds. ✓ 2m footpaths are proposed throughout the proposal and notably in the open spaces. ✓ Footpaths in the open spaces are set in such a way as to provide a buffer between the road and the path. This will increase safety and also provide greater amenity. ✓ There will be a number of pedestrian crossing points provided throughout the development. ✓ 314 no. cycle spaces will be provided as part of the development (not including the inherent parking within the curtilage of the houses and within the duplex apartments).

	<ul style="list-style-type: none"> • Include shared surfaces in areas where an extension of the pedestrian domain is required? • Include cycle facilities? 	
Carriageway Conditions	<p>Does the proposed development:</p> <ul style="list-style-type: none"> ▪ Include vehicular carriageways that are sized appropriately for their function / location? ▪ Include surface materials appropriate to their application in order to inform drivers of the expected driving conditions? ▪ Include junctions designed to balance traffic concerns with the needs of pedestrians / cyclists? ▪ Have adequate parking / loading areas? 	<ul style="list-style-type: none"> ✓ There are a number of shared surface roads that will provide a clear hierarchy in terms of use. These shared surface roads will give priority to pedestrians and reduce the speed of vehicles on the street. ✓ The proposed streets are legible with a clear hierarchy in terms of vehicle distribution and pedestrian priority spaces. ✓ The use of a range of materials, hard surface materials, crossing points, footpaths and extensive planting informs the legibility of the street layout. ✓ A number of pedestrian crossing points will be provided throughout the development that will be controlled by a change in material, i.e. texture/colour/type/height of surface materials. This will provide for greater pedestrian safety. ✓ The DMURS Design Statement details design considerations in Table 3.

TABLE 11 - STATEMENT OF CONSISTENCY WITH THE DESIGN MANUAL FOR URBAN ROADS AND STREETS

National Guidelines on Childcare Provision

Guidelines for Planning Authorities on Childcare Facilities

- 6.43 The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 6.44 These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demographics of the area where new housing developments are proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.
- 6.45 The following definition of childcare is included in the Guidelines:
- “In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, national (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*
- 6.46 The proposed creche will be 623 sq.m and will provide for a total of 119 No. childcare spaces and is considered an acceptable amount for this area. The location of the creche proposed is identified in the Site Layout Plan, drawing No. 1829-P-104 prepared by Conroy Crowe Kelly Architects.

7.0 Consistency with Local Planning Policy

7.1 This section is structured to minimise repetition between planning policy and guidelines, with the first part of this section grouping together an assessment of the proposed development against the adopted Development Plan policy as contained within the Meath CDP.

- Assessment of the Proposed Development;
 - Principle of Development (Zoning)
 - Scale and Density;
 - Layout, Design, Public Open Space and Landscaping;
 - Housing Private Open Space, Amenity and Boundaries;
 - Apartments;
 - Access, Road Layout and Accessibility;
 - Parking Provision;
 - Housing, Apartment Mix and Sustainability of Housing; and
 - Services.

7.2 The second part of this section will assess the potential environmental impacts of the proposed development under the following headings:

- Flood Risk;
- Ecology;
- Trees and Hedgerows; and
- Archaeology.

7.3 The third part of this section will assess the following:

- Phasing of the development of site;
- Part V Proposal; and
- Creche Facilities.

Assessment of the Proposed Development

Principle of Development (Zoning) – Residential

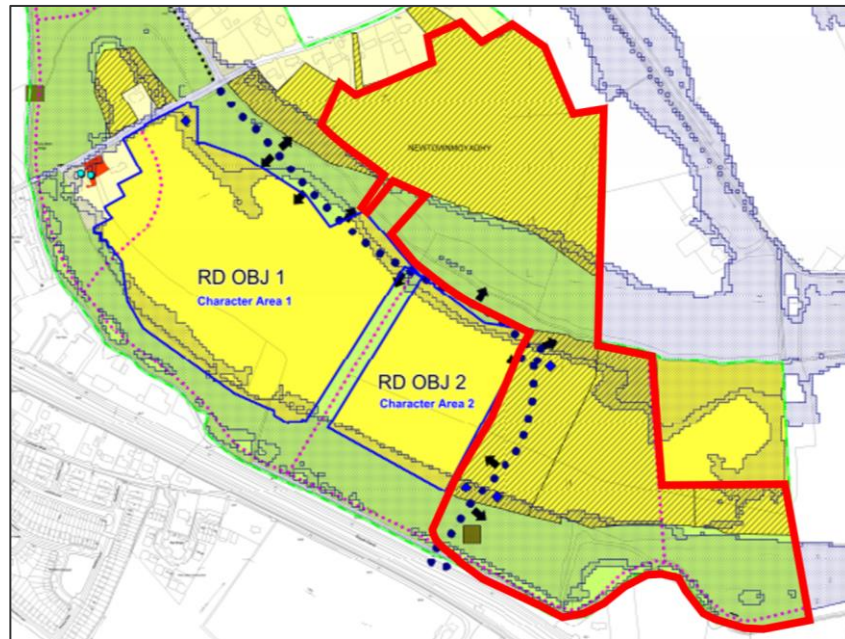


FIGURE 4 – ZONING PLAN FOR MEATH CO. DEVELOPMENT PLAN 2013 – 2019

- 7.4 Figure 4 is an extract from the Meath County Development Plan which shows that the residential development sites, with a combined total of 14.45ha, are zoned as A2 (Phase II – Post 2019). The total area within the application site is 24.24 hectares and includes lands outside the zoned areas that will be public open amenity space. Therefore, the principle of providing residential development on this site has been assessed and accepted by the Planning Authority as part of the Meath CDP consultation and adoption process.
- 7.5 The following infrastructure works to facilitate and support the proposed residential development have taken place and have been undertaken by the applicant. These works include:
- A new roundabout on the Maynooth Road (R148) along with a pedestrian walkway provided to the Railway Station in Kilcock along the route of R148 and the Royal Canal;
 - A new junction constructed on the R125 linking back to Kilcock Town centre;
 - Distributor road (linking between the R148 and R125) is being completed in stages, mostly completed with final section to the new R125 due to be completed by Q1 2020; and
 - Foul and potable water connections and flood alleviation works have been completed to enable the development of these lands for residential uses.
- 7.6 Additional infrastructural works will also be required as part of the proposed development. These works are outlined in greater detail in the Infrastructure Design Report prepared by DBFL Consulting Engineers and submitted with the application documents.
- 7.7 Table 12 demonstrates how the proposal is consistent with the relevant policies, principles and guidelines of the Meath County Development Plan and Kilcock Written Statement (KWS).

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath County Development Plan	Core Principle 5	To encourage mixed-use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.	<ul style="list-style-type: none"> ✓ The proposed development is located within 1km of Kilcock town centre ensuring that the development will be easily accessible to employment and community services and therefore part of a sustainable settlement. ✓ The proposed development will be well served by public transport with Kilcock Railway Station and bus services easily accessible.
Meath County Development Plan	Core Principle 9	To consolidate population growth and employment in areas best served by public transport and a range of transport modes	<ul style="list-style-type: none"> ✓ The subject lands are zoned for residential development and within close proximity of the town centre. It is therefore considered that the proposed development is sustainable. ✓ The subject lands are zoned for residential use within the Town Boundary which is designated as a Moderate Sustainable Growth Town in the RSES.
Kilcock Written Statement	Volume 5 - Goal	To achieve a model of sustainable urban development through the promotion of an appropriate range of uses and sensitive enhancement of the natural environment where healthy, vibrant and diverse communities can grow.	<ul style="list-style-type: none"> ✓ The subject lands are zoned for residential use within the Town Boundary which is designated as a Moderate Sustainable Growth Town in the RSES.

TABLE 4 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – PRINCIPLE OF DEVELOPMENT

Scale and Density

7.8 Strategic Policy SP1 seeks to encourage the sustainable development of the Kilcock Environs in a comprehensive manner which will integrate with the existing built up area of Kilcock town.

7.9 A summary of the policy requirements with respect to density is set out as follows:

- Policies HS POL2 and HS POL3 require high standard of design, that are appropriate to the landscape setting, whilst integrating new housing into the existing social and urban fabric.
- Chapter 11.2 seeks to:
 - ensure that the key characteristics of the local context are considered from the outset.
 - establish the overall form of the development based on the density and layout of buildings and spaces.
 - indicate how the layout of roads, streets and open spaces contribute to the spatial hierarchy, as well as linking the development to the rest of the vicinity.
 - indicate how the quantitative and qualitative criteria, which inform the design have been adhered to.
- Chapter 11.2.1 advises that:
 - In respect of Large Growth Towns, Moderate Sustainable Growth Towns and Small Towns which are located on well established, existing or proposed public transport routes or nodes with additional capacity, residential densities in excess of 35 net residential units per hectare should be utilised particularly in town centre locations.
 - This is subject to good design and in the absence of onerous site constraints. In all other instances, in the county's smaller towns and villages, maximum densities of 35 net residential units per hectare shall be applicable, and in general densities and

house types shall be compatible with established densities and housing character in the area. The justification for the density of a given scheme should be detailed in the design statement or in a report accompanying the application where a multi-unit proposal is below the threshold for a design statement

- 7.10 The Architectural Design Statement shows that the proposal has been planned as a natural extension to the Millerstown development. The opportunity exists to reinforce a consolidated residential neighbourhood identity for the local area.
- 7.11 The proposed density of 39.8 dwellings per hectare will deliver a compact form of development in accordance with Core Principle 6, SP1, as well as paragraph 11.2 and paragraph 11.2.1 of the Meath CDP.
- 7.12 Table 13 expands on these matters and demonstrates the consistency of this development with the relevant policies on scale.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath CDP	SS OBJ 14	To ensure that in Small Towns, no proposal for residential development should increase the existing housing stock (including permitted units) of the town by more than 15% within the lifetime of the Development Plan.	✓ The proposed development will provide 575 no. residential units which exceeds the 15% identified by MCC. However, given that Kilcock is located within the Metropolitan Area identified in the RSES and national policy will apply.
	Core Principle 6	To support the creation of a compact urban form in all settlements in Meath.	✓ The proposed residential scheme is in an edge of centre location immediately adjacent to the Millerstown housing estate granted permission by Meath County Council.
	Table 2.4	Table 2.4 includes reference to the average net density to be 25 dwellings per hectare for small towns and 35 dwellings per hectare for moderate sustainable growth towns.	
	11.2.1	Part 11.2.1 states that in the county's smaller towns and villages, maximum densities of 35 net residential units per hectare shall be applicable, and in general densities and house types shall be compatible with established densities and housing character in the area	✓ The development density of this site at 39.8 dwellings per hectare, on an enclosed site will create a natural extension to the development of Kilcock. It is above the average dwellings per hectare referred in the Meath CDP.
KWS	Strategic Policy - SP 1	To encourage the sustainable development of the Kilcock Environs in a comprehensive manner which will integrate with the existing built up area of Kilcock town.	<p>✓ It is considered that the proposed density is acceptable when assessed against the national objective to increase density in the interests of land efficiency.</p> <p>✓ The proposal represents an efficient development, delivering a compact form of development in accordance with SP1.</p>

TABLE 13 – STATEMENT OF CONSISTENCY WITH MCDP ON SCALE AND DENSITY

Layout, Design, Public Open Space and Landscaping

- 7.13 The Meath CDP requires that 15% of the total site area should be reserved for public open space. A total of 9.79 hectares of the site area (additional to the 14.45 hectares zoned lands) is proposed as public open space (approximately 40% of the total site area of 24.24 hectares). Also, given the proximity of the adjoining Millerstown public open space provision it is considered that sufficient public open space will be provided.
- 7.14 The development also provides an opportunity to extend Kilcock to the east and north of the Rye Water River in a sustainable manner, providing a compact and well composed development. It also provides significant provision of open space for existing and future residents.
- 7.15 It is considered that sufficient pedestrian and cycle links are proposed throughout the development and identified in the Linkages Plan drawing no. 190009-DBFL-XX-XX-DR-C-1000 and in the Overall Roads Layout Plan drawing no. 190009-DBFL-XX-XX-DR-C-2004 submitted with this application.
- 7.16 Table 15 expands on these matters and demonstrates the consistency of this development with the relevant policies on Layout, Design, Public Open Space and Landscaping.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath County Development Plan	HS POL 2	To require a high standard of design in all new residential schemes that are built in a style and scale that is appropriate to the landscape setting.	<ul style="list-style-type: none"> ✓ The proposed scheme will provide for a density of 39.8 dwellings per hectare, comprising a mix of 2, 3 and 4 bed houses, 1, 2 and 3-bedroom duplexes and 1 and 2-bedroom apartments. ✓ The development has been planned as a natural extension of the Millerstown housing estate and when completed will create an overall proposed development of 575 No. dwellings. In keeping with the concept of the adjoining development, the proposal has been centrally planned to provide for a range of appropriately scaled landscaped open spaces around which new homes have been designed.
	HS POL 3	To integrate new housing into the existing social and urban fabric of the County's settlements detailed in Table 3.2.	
	HS POL 4	To promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features.	
Kilcock Written Statement	UD POL 2	To facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.	<ul style="list-style-type: none"> ✓ These will create a variety of spaces incorporating where possible existing trees, providing visual focus, casual amenity spaces and green buffers to the adjoining road context.
Meath County Development Plan	Chapter 11 – Development Management Guidelines	In dealing with applications for residential development over 0.2 hectares (0.5 acre) or for more than 15 residential units, Meath County Council will require the submission of a design brief as part of the application documents. The principal functions of a design statement will be:	<ul style="list-style-type: none"> ✓ The development provides a range of landscaped open spaces (or pocket parks) around which new homes have been designed in addition to the large open spaces. ✓ Please refer to the Architectural Design Statement prepared by CCK for further details.
	11.2 – Residential Development	<ul style="list-style-type: none"> • To ensure that the key characteristics of the local context are considered from the outset. • To establish the overall form of the development based on the density and layout of buildings and spaces. • To indicate how the layout of roads, streets and open spaces contribute to the spatial hierarchy, as well as linking the development to the rest of the vicinity. • To indicate how the quantitative and qualitative criteria, which inform the design have been adhered to. 	
		<p>The design of residential development should not be based solely on compliance with quantitative standards.</p> <p>The creation of residential areas with a sense of place should be the priority. In the making of places, road layout and the movement of vehicles should not dictate the internal layout of a housing scheme. The design of new residential development should provide for a network of functional and aesthetically pleasing public, semi-private and private spaces rather than merely a hierarchy of roads.</p>	
		Applications will be required to adhere to the guidance contained in the 'Urban Design Manual A Best Practice Guide' (Department of the Environment, Heritage and Local Government, 2009). The design of schemes should promote best practice in architectural design, consistent with the aims of the 'Government Policy on Architecture 2009-2015'	<ul style="list-style-type: none"> ✓ Please refer to Table 11 of this report which demonstrates consistency with DMURS. ✓ Please refer to the DMURS Design Statement completed by DBFL Consulting Engineers and submitted with this application under separate cover.

	(Department of Environment, Heritage and Local Government, 2009) to support good architectural quality.	
11.2.1 – Residential Density	<p>In respect of Large Growth Towns, Moderate Sustainable Growth Towns and Small Towns which are located on well established, existing or proposed public transport routes or nodes with additional capacity, residential densities in excess of 35 net residential units per hectare should be utilised particularly in town centre locations.</p> <p>This is subject to good design and in the absence of onerous site constraints. In all other instances, in the county’s smaller towns and villages, maximum densities of 35 net residential units per hectare shall be applicable, and in general densities and house types shall be compatible with established densities and housing character in the area. The justification for the density of a given scheme should be detailed in the design statement or in a report accompanying the application where a multi-unit proposal is below the threshold for a design statement</p>	<ul style="list-style-type: none"> ✓ The proposed development is located in Kilcock which is identified as a Moderate Sustainable Growth Town. It is located at an edge of centre and c.1km from Kilcock town centre. ✓ In the context of this site, and given the character of the area, the housing market where there is a greater demand for family housing, the proposed density is considered acceptable for the site. ✓ The proposal is compatible with the housing character, principally those dwellings at Millerstown.
SOC POL 41	To facilitate the development of children’s play areas and playgrounds in proximity to existing and proposed neighbourhood centres, where feasible.	<ul style="list-style-type: none"> ✓ The proposed development includes a children’s play area within the central open space. ✓ The proposed developed has been designed around landscaped open spaces of which new homes are arranged. This allows maximum accessibility and passive surveillance of all spaces. ✓ A Landscape Plan has been prepared and is submitted with this application under separate cover.
Chapter 11 – Development Management Guidelines 11.2.2 Residential Design Criteria	<p>5. Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. They should be visually and functionally accessible to the maximum number of dwellings. The landscape design of open spaces, including the retention of existing features such as an important stand of trees, stream or rock outcrop, must be incorporated into the initial design process. Where such features are being retained, they should be situated in open space to ensure their visual setting and protection. The design and layout of the network of public open spaces should take into account, and make provision for, the need for level areas of sufficient size to accommodate informal sports activities for children. Narrow tracts of open space, which are difficult to manage, should not be acceptable.</p>	
	8. Applications for multi-unit residential development shall be accompanied by a landscape plan prepared by an appropriately qualified professional.	
11.2.2.2 Houses	4. Public open space shall be provided for in residential development at a minimum rate of 15% of total site area. Where residential developments are close to existing facilities or natural amenities or where in the opinion of Meath County Council that it would be in the interest of the proper planning and sustainable development of the area, Meath County Council may require a financial contribution towards the provision of public open space or recreational facilities in the wider area in lieu of public open space within the development. If development proposals are proposed to follow this approach then the applicant must ensure that there are no adverse direct or indirect effects on the integrity of Natura 2000	<ul style="list-style-type: none"> ✓ The proposed public open space has been discussed above.

	sites. Applicants will be obliged to comply with Article 6(3) of the EC Habitats Directive in this regard.											
	<p>5. A variety of types and sizes of open spaces should be provided and located to cater for the active and passive recreational needs of children and adults of all ages. The minimum requirements per 1,000 population (in excess of 350 conventional housing units) for the different types of open space are set out below. It is the intention of the Planning Authorities that, where practical, additional open space shall be provided at a minimum rate of 3.2 hectares (8.0 acres) per 1000 population.</p>	<p>✓ The public open space contains a variety of types and sizes to cater for the recreational needs of children and adults of all ages. Recreational areas proposed within the development will provide safe, durable, accessible and active recreational areas for future residents of the development, as well as existing residents of Kilcock.</p>										
	<p>6. Discretion is required to take account of the composition of different housing units and the different demographic characteristics which may result from same. The preferred make-up of this open space is outlined in Table 11.2 shown below.</p> <p>Table 11.2: Open Space Specification</p> <table border="1" data-bbox="465 630 1337 770"> <thead> <tr> <th>Proposed Use</th> <th>Minimum Standard per 1000 population</th> </tr> </thead> <tbody> <tr> <td>Children's play area</td> <td>0.4ha</td> </tr> <tr> <td>Urban Parks/General Amenity Space</td> <td>1.2ha</td> </tr> <tr> <td>Playing Fields</td> <td>1.6ha</td> </tr> <tr> <td>Overall requirements</td> <td>3.2ha</td> </tr> </tbody> </table>	Proposed Use	Minimum Standard per 1000 population	Children's play area	0.4ha	Urban Parks/General Amenity Space	1.2ha	Playing Fields	1.6ha	Overall requirements	3.2ha	<p>✓ The make-up of the proposed public open space is provided in the Architectural Design Statement and the Landscape Design Statement submitted with this application under separate cover.</p>
Proposed Use	Minimum Standard per 1000 population											
Children's play area	0.4ha											
Urban Parks/General Amenity Space	1.2ha											
Playing Fields	1.6ha											
Overall requirements	3.2ha											
	<p>7. The general amenity space / urban parks is in addition to the provision of playing fields and is for more informal play than the playing fields which may also be used for local sports organisations, as considered appropriate.</p> <p>A minimum of 4000 sq.m. of children's play area is required per 1000 population. No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable.</p> <p>A recreational area (providing safe, durable and accessible active recreational facilities) appropriate in scale and nature should be provided for 1) all developments of 75 dwellings or more, 2) where a development for less than 75 houses represents Phase 1 of a scheme likely to equal or exceed 75 houses or 3) where it is considered appropriate and deemed necessary by the Planning Authority.</p>											
	<p>8. The location, siting and design of the open space will have regard to the following:</p> <ul style="list-style-type: none"> • Be well designed and of a high visual standard so that it is functional and accessible to all; • Provide for the retention of existing natural features; • Include proposals for drainage and landscaping of the public open space; • Houses shall not be permitted to back onto open spaces; 	<p>✓ The location of the open space is well situated with passive supervision from all aspects of the area.</p> <p>✓ It provides a central location for the path system proposed for the development with a clear link to the open space of the previous phase.</p> <p>✓ It is accessible from all sides with a number of paths connecting to key internal pathways and provides a central hub for walking and pedestrian activity.</p>										

	<ul style="list-style-type: none"> • Provide high levels of natural surveillance and overlooking by as many houses as possible; Be provided with a boundary fence / wall or appropriate soft landscaping where such open space is adjacent to a main access road or Local Distributor Road. 	
	<p>9. The use of hard landscaping elements such as paving, cobbled areas, etc. should play an increasingly important role in the design and presentation of open space concepts. Hard play areas such as all-weather surfaces should also be taken into account when assessing new proposals.</p>	<ul style="list-style-type: none"> ✓ The streets are legible with a clear hierarchy in terms of vehicle distribution and pedestrian priority spaces. ✓ The use of a range of materials, hard surface materials, crossing points, paths and extensive planting informs the legibility of the street layout. They aid in movement within the site for residents and encourage the use of walking for recreational and for functional connections to the greater links outside of the development. ✓ There are a number of pedestrian crossings that are controlled by a change in material, i.e. texture/colour/type/height of surface materials. This provides for greater pedestrian priority and reduction in Traffic speeds. ✓ Shared surfaces are included with path connections. These connections are linked to external paths, providing safer passage for pedestrians from the proposed development. The shared surface shall have a different palette of surface materials.
	<p>10. Meath County Council shall require that areas dedicated for public open space in a planning application are transferred to the ownership of the Council where the development is taken in charge by the Council.</p>	<ul style="list-style-type: none"> ✓ It is proposed to transfer those lands identified as Public Open Space to Meath County Council should planning permission be granted.
<p>Chapter 11 – Development Management Guidelines</p> <p>11.2.2.3 Apartments</p>	<p>3. In the case of apartment blocks, particular attention must be paid to the location of communal open space for the residents. This open space should not be unduly overshadowed by the blocks and be laid out in such a fashion to provide for ease of maintenance. Secluded sunny areas and shade should be provided by a careful choice of planting.</p> <p>Public open space shall be provided at a minimum provision of 15% of the total gross area of the site.</p>	<ul style="list-style-type: none"> ✓ The open space allows for the sun to shine upon the open space during the day with no shadowing. ✓ We have proposed extensive path systems for access and for recreational purposes within the communal open space. ✓ We have proposed simple planting for maintenance purposes, tree planting, grass and hedges.

TABLE 14 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – LAYOUT, DESIGN, PUBLIC OPEN SPACE AND LANDSCAPING

Housing Private Open Space, Amenity and Boundaries

- 7.17 Chapter 11 of the Meath County Development Plan contains the Council's residential guidelines that applications should adhere to. Therefore, due to the interlinked nature of ensuring that housing plots are consistent with these guidelines, issues associated with the amount of housing private open space, amenity issues and boundaries are considered together.
- 7.18 Table 15 below demonstrates how the proposal is consistent with the relevant local plan policies, principles and guidelines.

Reference	Relevant Policy / Principle / Guideline	Statement of Consistency								
<p>Chapter 11 – Development Management Guidelines 11.2.2.2 Houses</p>	<p>1. All houses should have an area of private open space, exclusive of car parking, to the rear of the building line. The minimum area of private open space to be provided shall be in accordance with the table below. It should be noted that housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged.</p> <p>Table 11.1: Minimum Private Open Space Standards for Houses</p> <table border="1"> <thead> <tr> <th>House Type</th> <th>Minimum Area of Private Open Space</th> </tr> </thead> <tbody> <tr> <td>One/two bedroom</td> <td>55 sq.m.</td> </tr> <tr> <td>Three bedrooms</td> <td>60 sq.m</td> </tr> <tr> <td>Four bedrooms or more</td> <td>75 sq.m.</td> </tr> </tbody> </table>	House Type	Minimum Area of Private Open Space	One/two bedroom	55 sq.m.	Three bedrooms	60 sq.m	Four bedrooms or more	75 sq.m.	<p>✓ The Housing Quality Assessment prepared by Conroy Crowe Kelly Architects and submitted with the application documents demonstrates that each house meets or exceeds the minimum area of private open space required.</p>
House Type	Minimum Area of Private Open Space									
One/two bedroom	55 sq.m.									
Three bedrooms	60 sq.m									
Four bedrooms or more	75 sq.m.									
	<p>2. A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single-storey dwellings. Appropriate design solutions may be acceptable in other circumstances where the windows of non-habitable rooms are within 22 metres of each other.</p>	<p>✓ The Overall Layout Plan (Drawing No. 1829-P-104) includes the distance of proposed dwellings to those directly opposite and demonstrates that there is sufficient distance between the dwellings ensuring that sufficient amenity is achieved and privacy maintained.</p>								
	<p>3. A minimum distance of 3.2 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end terrace houses. This area shall be equally divided between the dwellings so separated. Where garages are provided as single storey annexes to houses, the above separation distance may be reduced, providing a direct through access from front to rear of the dwelling is maintained.</p>	<p>✓ The minimum distances will be achieved throughout the development.</p>								
<p>11.2.2.6 Screen Walls and Boundaries</p>	<p>Screen walls constructed of brick/stone/rendered blockwork, 2.0 metres in height and constructed in accordance with current standards and regulations shall be provided to enclose private open space and where the boundaries of the house sites abut roads, pedestrian ways or open spaces. The walls shall be capped and the design and finish should be consistent with the design/finish of the house design. Post and wire or timber panel fencing shall not be permitted.</p> <p>A uniform treatment for the boundaries of individual sites shall be implemented throughout a residential development. In general front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design. Open plan front gardens will generally be discouraged and will only be acceptable in innovative layouts and where a high level of safety is achieved. Open plan gardens will not be allowed on main access roads.</p>	<p>✓ Please refer to the Overall Layout Plan (Drawing No. 1829-P-104 for further details).</p>								
<p>11.2.2.7 Parking Provision</p>	<p>The cumulative effect of removal of front garden walls and railings can damage the appearance of suburban streets and roads. Where permitted, drive-ins should:</p> <ul style="list-style-type: none"> ✓ Not have outward opening gates. ✓ Have a vehicular entrance not wider than 3 metres. ✓ Have an area of hard standing (parking space of 2.5 m x 5 m). ✓ Retain the balance as garden and have gates, walls and railings made good. ✓ Permeable paving should be used in the interests of sustainable drainage 	<p>✓ The Overall Layout Plan (Drawing No. 1829-P-104) and the Architectural Design Statement demonstrates that the development is in accordance with each of these issues.</p>								

TABLE 15 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – HOUSING PRIVATE OPEN SPACE, AMENITY AND BOUNDARIES

Apartments

7.19 Chapter 11 of the Meath CDP contains the Council's residential guidelines that applications should adhere to. Table 16 demonstrates how the proposal is consistent with the relevant local plan policy, principle and guidelines.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath County Development Plan	Chapter 11 – Development Management Guidelines 11.2.2.3 Apartments	Planning applications for the development of apartments are subject to the guidelines and standards set out below. All apartment development should comply with the 'Sustainable Urban Housing: Design Standards for New Apartments' (Department of the Environment, Heritage and Local Government, 2007). Applicants/developers of apartment schemes should take cognisance of the Multi Unit Developments Act 2011 (or as otherwise amended).	Please refer to Table 6.6 which demonstrates compliance with the Sustainable Urban Housing – Design Standards for New Apartments (2018).
		1. Apartment development should have a high quality of building design and site layout and have due regard to the character of the adjoining streetscape or landscape. They will not normally be permitted on sites surrounded by or gaining access through family occupied suburban housing estate development. They may be acceptable within housing developments when planned or constructed as part of such development but will only be permitted where a satisfactory degree of separation from standard suburban housing, in terms of design, height and layout is achieved to the satisfaction of Meath County Council.	The Overall Layout Plan and Architectural Design Statement shows that the planned apartments are a satisfactory distance from the housing proposed.
		2. The height of apartment developments should have regard to the design statement submitted with the application and the character of the area. A significant consideration will be the manner in which the adequacy of the site area allows the building to be sited, such that they will not adversely interfere with the scale, amenities or visual quality of existing development. To this end, the form and design should demonstrate a satisfactory transition from the scale of any neighbouring buildings of lower height may be achieved.	
		5. Meath County Council will generally seek apartment units larger than minimum standards set out in the 'Sustainable Urban Housing: Design Standards for New Apartments' (Department of the Environment, Heritage and Local Government, 2007). A development consisting solely of units which accord to the minimum standards will be discouraged.	Please refer to the Housing Quality Assessment which provides details of space standards required and demonstrates that all of the proposed apartment units are larger than the minimum standards set out in the Sustainable Urban Housing – Design Standards for New Apartments (2018).
		6. The design statement should include details of compliance with the standards set out in the 'Sustainable Urban Housing: Design Standards for New Apartments' (Department of the Environment, Heritage and Local Government, 2007). This shall include details of the space standards required by the Guidelines for each unit and the quantity of space provided in each unit. Applications below the threshold for a design statement should include this information as part of the application details.	

TABLE 165 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – APARTMENTS

Access, Road Layout and Accessibility

- 7.20 Chapter 11 of the Meath CDP contains the Council's residential guidelines that applications should adhere to. Therefore, due to the interlinked nature of ensuring that the access and road layout are acceptable, those issues along with that matter concerning accessibility are considered together:
- TRAN SP2, TRAN POL 16, TRAN POL 23 and 11.2.2 (Residential Design Criteria).
- 7.21 Table 17 demonstrates how the proposal is consistent with the relevant local plan policy, principle and guidelines.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
MCDP	TRAN SP2	To promote the sustainable development of walking, cycling, public transport and other more sustainable forms of transport as an alternative to the private car, together with the development of the necessary infrastructure and promotion of the initiatives contained within 'Smarter Travel, A Sustainable Transport Future 2009 – 2020'.	✓ The proposed internal roads have been designed as local streets in accordance with the Design Manual for Urban Roads and Streets (DMURS) and therefore been designed to meet the needs of walking and cycling uses as well as transport by private car. See the DBFL Consulting Engineers DMURS Design Statement submitted with the application under separate cover.
	TRAN POL 16	To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.	
	TRAN POL 23	To require planning applications for major developments to demonstrate proposals to address accessibility for pedestrians and cyclists.	
	Chapter 11 – Development Management Guidelines 11.2.2 Residential Design Criteria	1. Pedestrian and vehicular movement within housing areas should be convenient, safe and pleasant. Within larger housing areas, a clear hierarchy of spaces and roads should be apparent. Movement through estates should be guided by the principles of security, with opportunities for crime and anti-social behaviour minimised.	
		2. Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of older people and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.	
KWS	MA POL 5	To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.	
	MA POL 6	To provide for an integrated network of cycle ways throughout the town where considered appropriate in order to promote more sustainable modes of transportation.	

TABLE 17 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – ACCESS, ROAD LAYOUT AND ACCESSIBILITY

Parking Provision

- 7.22 The Meath CDP and KWS contain a range of parking policies and principles, all of which have been reviewed and for which the proposed development has been considered against. **Table 19** demonstrates how the proposal is consistent with the relevant local plan policies, principles and guidelines.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
MCDP	TRAN POL 33	To balance the requirement for an appropriate level of off-street car parking facilities against the need to provide transport alternatives to the private car, in the overall interest of sustainable land use practice.	<ul style="list-style-type: none"> ✓ Proposed car parking spaces are predominantly in accordance with the CDP car parking standards and cycle parking standards (Table 11.9 of CDP). The proposed development provides for 1,019 No. car parking spaces as required. ✓ In accordance with policy TRAN POL 33, an appropriate balance of cycle parking spaces against car parking spaces has been proposed with 314 no. cycle parking spaces.

TABLE 18 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – PARKING PROVISION

Housing, Apartment Mix and Sustainability of Housing

- 7.23 In response to the local planning policy set out in the MCDP and KWS on the housing and apartment mix, as well as the sustainability of housing. Table 19 demonstrates how the proposal is consistent with the relevant local plan policy, principle and guidelines:

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath County Development Plan	HS POL 1	To encourage and foster the creation of attractive mixed-use sustainable communities which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.	<ul style="list-style-type: none"> ✓ The proposed development provides for a variety of housing units as detailed in the Housing Quality Assessment that is submitted with the application documents. ✓ All proposed dwellings will have adequate private open space, exclusive of car parking to the rear of the building in line with the areas sets out within Table 11.1 of the CDP and adequate minimum separation distances between directly opposing windows and between dwellings for the full length of their flanks. ✓ The proposed development also provides for significant areas of public open space as identified previously. ✓ A 623sq.m and 119 No. childcare creche facility is also proposed as part of the development.

	11.2.2 Residential Design Criteria	4. In housing developments containing 15 or more units, a mix of house types and sizes should generally be provided. Variety in design, within a unified concept, will generally be required. This may be achieved through scale and massing, roof profiles, materials and decorative details. In smaller scheme, i.e. less than 15 units, uniformity in design and finishes may be acceptable, depending on the site context.	✓ In accordance with the Meath CDP, the proposed developed provides a wide range and mix of residential types. These units are outlined in greater detail in the Housing Quality Assessment submitted with this application.
	11.2.2.3 Apartments	7. A mix of units shall be provided in schemes in terms of design, size and type of units.	

TABLE 196 – STATEMENT OF CONSISTENCY WITH THE MEATH CDP - HOUSING, APARTMENT MIX AND SUSTAINABILITY OF HOUSING

Services

- 7.24 In response to the local planning policy set out in the Meath CDP and KWS on the service provision proposed with the development, Table 20 demonstrates how the scheme will be consistent with the relevant local plan policies, principles and guidelines.

Document	Reference	Relevant Policy / Principle / Guideline	Statement of Consistency
Meath County Development Plan	EC POL 26	To encourage the further co-ordinated and focused development and extension of telecommunications infrastructure including broadband connectivity in the County as a means of improving economic competitiveness and enabling more flexible work practices e.g. tele-working.	✓ See Infrastructure Design Report and associated drawings for further information submitted with this application under separate cover.
	EC POL 30	To seek to have appropriate modern ICT, including open access fibre connections in all new developments and carrier neutral ducting installed during significant public infrastructure works such as roads, water and sewerage, where feasible.	
	EC POL 31	To require the provision of communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity.	
Meath County Development Plan	Chapter 11 11.2.2.4 Services	In general, applications for multiple unit housing development on un-serviced and un-zoned lands will be regarded as premature. Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by Meath County Council. Provision should be made in the design of units for individual monitoring of the consumption of water and wastewater services. All sewerage systems should conform with the proper planning and sustainable development of the area and public health standards. Individual and/or group schemes will be required to connect up to the public sewerage scheme when it is provided. Private one-off residences will generally be encouraged to connect to public services where available. For guidance on services associated with residential developments, reference should be made to 'Recommendations for Site Development Works for Housing Areas' (Department of the Environment, Heritage and Local Government, 1998) (or any such other relevant standards and legislation that may be enacted).	The application is not considered premature as the proposed development is due to take place on lands zoned for residential development and all necessary infrastructure is in place.
	WS POL 1	To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other use in accordance with the settlement, economic and core strategies identified in this Plan and as finances permit	
	WS POL 2	To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the county and to control development in a manner consistent with the proper management of these resources.	
	WS POL 7	To ensure that in the case of all developments where public mains are available or likely to be available, the development will be required to connect into them.	
	Kilcock Written Statement	Water and Wastewater Services - WWS POL	
Meath County Development Plan	WS POL 33	To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Council will, retain a strip of 10 metres on either side of such channel where required, to facilitate access thereto.	
	WS OBJ 17	To require the use of Sustainable Urban Drainage Systems in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).	
	WS OBJ 18	To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.	

TABLE 20 – STATEMENT OF CONSISTENCY WITH THE MCDP AND KWS – SERVICE PROVISION

- 7.25 The proposed development is also consistent with the policies and objectives of the Kilcock Local Area Plan (2015-2021) as prepared by Kildare County Council.

Assessment of Potential Environmental Impacts of the Proposed Development

- 7.26 Given the size of the development and total no. of units proposed an Environmental Impact Assessment Report (EIAR) has been prepared and is submitted with the application.
- 7.27 An Appropriate Assessment Screening report and a Natura Impact Statement (NIS) have been prepared for the proposed development and are submitted with the application pack under separate cover.

Other Pertinent Planning Issues

- 7.28 In view of the development proposed, the following issues have also been considered in the context of this planning application, namely:
- Phasing of the Site;
 - Part V Proposal; and

Phasing of the Site

- 7.29 The site can be delivered on a phased basis as advised by Meath County Council. The southern development site is proposed to be constructed first with the initial 100 housing units within the southern site assumed to be built and occupied by the end of 2021. The remaining units of the southern site and the full northern development site is assumed to be complete and occupied by 2026. Exact details of the phasing will be agreed with Meath County Council should planning permission be granted.

Part V

- 7.30 The applicant proposes to meet the site-specific Part V obligations through the building and transfer of 57 No. dwellings on site. Details of units are outlined in the Part V letter provided.

8.0 Conclusion

- 8.1 In summary, there is currently a housing crisis in Ireland, which has been exacerbated by the lack of new housing provided throughout the country. The National Planning Framework has identified a target of 550,000 new residential dwellings to be provided by 2040. The proposed development will contribute 575 no. units to this target in an accessible, well-connected and serviced site that is within the Metropolitan Area as identified in the Regional Spatial and Economic Strategy.
- 8.2 There is an urgent and pressing need to bring forward deliverable housing sites that have the ability to be developed in the short term. The subject site is zoned for residential development in the Meath County Development Plan.
- 8.3 The proposed development will provide 575 no. dwellings, a creche, a new GAA clubhouse and associated entrance and car park, public open space and will deliver much needed private and affordable housing in the short term. It is deliverable, with a willing landowner and developer who is committed to bringing this site forward for development.
- 8.4 The proposal has taken into consideration national policy, local policy and objectives and site context which has resulted in the proposed development as a natural extension to Millerstown housing estate. The proposed development will provide a mix of 1, 2, 3 and 4-bedroom dwellings and will cater for a variety of people. The development will provide dwellings at a density of 39.8 units per hectare.
- 8.5 Furthermore, the development of the site as proposed will assist with achieving effective density and a compact urban form while protecting the amenity of adjoining land uses. It will also enable the effective provision and access to a range of services, amenities and public transport.
- 8.6 The proposed development will result in consolidation and the creation of a sustainable and vibrant residential community and will create a living environment that will promote a sense of community. It is our considered opinion that the proposed scheme meets the principles of proper planning and sustainable development.

Appendix 1 - Meeting Minutes from Section 247 with Meath County Council

Section 247 Pre-Planning Meeting for SHD

Applicant:

Mc Garrell Reilly – Site at Millerstown, Newtownmoyaghy Kilcock.

Venue:

Buvinda House (Swift Room) , Navan, Co. Meath

Date of Meeting:

26th February 2019 – 9.40 am – 10.45 am

Meeting attendees & interest in development:

Applicant's team :

Sharon Reilly	McGarrell Reilly Group
Nodhlaig Barry	McGarrell Reilly Group
Jim Keogan	McCutcheon Halley Chartered Planning Consultants
Adrian Toolan	McCutcheon Halley Chartered Planning Consultants
Michael Crowe	Conroy Kelly Crowe Architects and Urban Designers
Paul McVeigh	Conroy Kelly Crowe Architects and Urban Designers
Dan Reilly	DBFL Consulting Engineers
Brendan Manning	DBFL Consulting Engineers
Dan Egan	The Big Space Landscape Architects

Meath County Council:

Padraig Maguire (PM), Pat Gallagher (PG), Adrian Ormsby (AO), Brendan Fulham (BF) ,David O' Reilly (DoR), Joe McGarvey (JMcG) and Alan Rogers (AR).

Apologies : - Caroline Corrigan (CC) , David Keyes (DK)

Abbreviations

Meath Co. Co. (MCC)
Irish Water (IW)
An Bord Pleanala (ABP)
National Planning Framework (NPF)
Meath County Development Plan (MCDP)
Surface Water (SW)
Confirmation of feasibility (COF)
Sustainable Drainage System (SuDS)
Regional Spatial & Economic Strategies (RSES)
Regional Planning Guidelines (RPG's)

Environmental Impact Assessment (EIA)
Flood Risk Assessment (FRA)
Appropriate Assessment (AA)
Kildare County Council (KCC)

Development Description:

Residential Development of 586 units (388 Houses ,56 Duplexes & 142 Apartments) & Childcare facility @ Millerstown, Newtownmoyaghy, Kilcock.

Density

Density on Clients lands is 40.1 / ha.

Development Address:

Millerstown, Newtownmoyaghy, Kilcock..

Zoning:

Residential Phase 1 & Phase 2 lands. Also F1 zoning.

Planning History :

Multiple application history , more notably : -

- DA/30481 (ABP 17.207046)
- DA/50310
- DA/60558 (ABP 17.223829)
- DA/100614 (ABP PL 17.238370)
- DA/100697 (ABP PL 17.239375)
- RA/150188 (ABP PL.17.246143)
- RA/150205 (ABP PL.17.246141)
- RA/161443
- RA/170429
- RA/181517
- DA/800690 (ABP PL17.229513)
- KCC 10571

Site location map:

Submitted

Interest in land:

Mc Garrell Reilly own proposed site of c. 14.6 Ha (Divided into 2 pockets)

1. Introduction

PM opened the meeting, with an introduction to all in attendance and confirmation on development, site location, zoning, planning history, development description etc.

PM Confirmed that this was a formal S.247 meeting.

PM advised applicants they would need to justify proposals in context of Kilcock having regard to the NPF, Draft RSES, MCDP & Core Strategy in their Statement of Consistency.

PM further advised applicant they should specifically consider following issues

- Justification of developing Phase 2 lands in Kilcock relative to other phase 2 residential zoned lands. Core Strategy in MCDP allocated 398 units at density of 35 ha
- Relevant planning history should be outlined
- New Flood modelling and mapping will guide the location of development of housing as the additional flood works recently installed may have changed previous flood extents in the area
- Probability of dezoning lands in Kilcock in new CDP as they are phase II although it is recognised that Kilcock is designated a metropolitan area in existing RPGs
- Engagement with Kildare Co. Council is critical particularly regarding services to the site
- Phasing of development will be important in terms of connectivity to the town. Which site will be developed first?

Applicant addressed the issues relating to Flooding advising that flood works approved by ABP have been constructed.

Applicant gave brief presentation outlining the context of proposed SHD in terms of :

- MCDP
- National Housing need
- Residential Masterplan & Housing mix
- Connectivity to existing services etc
- Infrastructure provision to serve proposed development

2. BF addressed Part V issues

- MCC currently have no Social Housing units in Kilcock & will need to include it in area of choice for applicants.
- Advised that discussions had recently taken place exploring possibilities of provision of Independent Living Units.
- In absence of agreement for Independent Living Units Default Requirement would be for 59 units – 31 Houses (24 * 3 beds & 7 * 4 beds) , 9 Duplexes (1 * 3 bed , 3 * 2 bed & 5 * 1 bed) & 19 Apartments (8 * 1 bed 7 11 * 2 bed)
- Preference for ground floor & own door units where possible
- Exact location & costing's to be agreed upon any grant of permission.

BF left the meeting.

3. Water / Waste Water / Surface Water

DoR advised of the following

- Water and wastewater connections have been delivered to the subject landholding as part of Phase 1 of the overall development. MCC Water Services are satisfied that connects for the proposed developments can be taken from the infrastructure granted planning within the distributor road which serves the landholding. MCC Water Services have informed IW through the PCE process that connections to the subject developments are feasible and have also recommended that IW consult Kildare Co. Co. as the majority of the water services infrastructure which serves the subject site is located within Co. Kildare.
- MCC Water Services requires that the 1 in 30 year storm volume is attenuated below ground in an attenuation system acceptable to MCC Water Services. The 1 in 100 year storm volume is permitted to be stored above ground in a designated area, the attenuation shall not be within flood zones. The applicant shall maximise the opportunity to infiltrate surface water to ground, ground investigate including monitoring of the ground water level will be required in order to determine the preferred attenuation system. SUDS features including permeable paving , swales, filter drains etc shall be incorporated into the surface water design where possible.

DoR left the meeting.

4. Transportation

JMcG advised of the following :-

- The Traffic & Transport assessment should be updated to include the proposed development.
- The traffic impact on the junctions & town centre in Kilcock should be assessed (recommended Applicant engage with KCC)
- Queried additional pedestrian & cycling linkages back to town & possible link to Lidl to be investigated.
- Queried access point for northern site, on local road L-6219, (there a few pinch points at this location) & the need for provision of cycling & pedestrian facilities along road.
- Applicant to submit a road alignment linking the roundabout within the development to local road (L-6219-3) to the east of the site.
- Need to demonstrate Street hierarchy, home zone areas & compliance with DMURS.
- Pedestrian and cycle access and permeability through the site to be identified. The proposed pedestrian route through the site appears to split the site designated for a school.
- Would need to accommodate Service Vehicles
- Queried boundary treatment.
- Shared Surfaces not to be cobblelock.

JMcG left the meeting.

5. Environmental Issues

PM advised Applicant to contact Caroline Corrigan , S.E.E. regarding Environmental issues & David Keyes , S.E.E. re flooding issues

- EIS required
- Need AA stage 2 assessment
- Noted no recorded monuments
- Update on Archaeology required.
- Will need to assess Soil & Stone quantities etc in WMP & advised there were capacity issues in designated sites.
- Will need to submit CEMP & address Climate change issues & dust prevention measures.

6. Planning issues

PM advised of the following (need to have regard to) :-

- ABP keen to have developments address the public roads (& not too many gables facing onto road).
- Phasing of development is key (having regard to flooding issues)
- Character Areas should be provided
- Hierarchy of streets outlined
- Density is important as this is an SHD
- Open spaces in appropriate places and must be usable
- Connectivity to town and other estates are important
- Unit typology must be outlined and mix is important

Conclusion

PM advised that meeting was now being concluded & further discussions could take place offline with MCC's planning & technical staff if any queries arose.

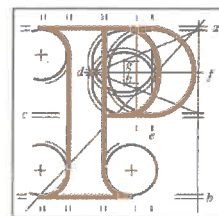
Meeting concluded @ 10.45 am.

Appendix 2 - An Bord Pleanála Pre-application Consultation Opinion

Our Ref: ABP-304422-19

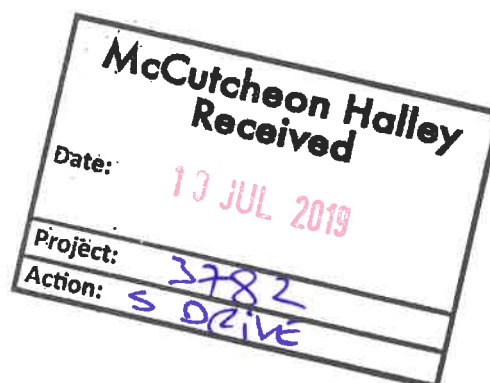
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An
Bord
Pleanála

Jim Keoghan
McCutcheon Halley Chartered Planning Consultants
Kreston House
Arran Court
Arran Quay
Dublin 7



Date: 09 July 2019

Re: 589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works.

Lands at Newtownmoyaghy, Kilcock, Co. Meath.

Dear Sir

I have been asked by An Bord Pleanála to refer further to the above-mentioned consultation request under section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed An Bord Pleanála's pre-application consultation Opinion, which includes a list of the prescribed bodies to which a copy of the planning application should be sent. The prescribed bodies are to be advised that submissions or observations may be made to An Bord Pleanála during a specified 5-week period. Also enclosed is a copy of the record of the consultation meeting, the report of the Planning Inspector and draft notices. Please note that the record of the consultation meeting and the report of the Planning Inspector are to be treated as confidential until a planning application is made.

If you have any queries in relation to the matter, please contact the undersigned. Please mark in block capitals "STRATEGIC HOUSING UNIT" and quote the above mentioned reference number in any correspondence or telephone contact with An Bord Pleanála.

Yours faithfully,

Cora Cunningham
Executive Officer
Direct Line: 01-8737169

Encls. SHA10

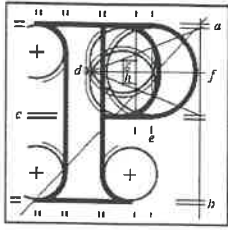
Teil
Glao Áitiúil
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An
Bord
Pleanála

DP/ADP Direction

ABP-304422-19

Proposed Development: 589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works.

Lands at Newtownmoyaghy, Kilcock, Co. Meath.

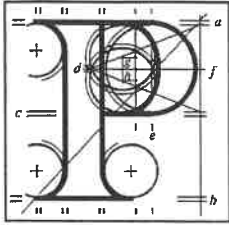
I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, should issue generally in accordance with the Inspector's recommendation.

Tom Rabbette

Assistant Director of Planning

qr July, 2019



An
Bord
Pleanála

**Case Reference:
ABP-304422-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works.

Lands at Newtownmoyaghy Kilcock, Co. Meath.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Principle of Development

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out

- the full rationale for the development of these phase 2 lands;
- the appropriateness of the subject lands for the scale of development proposed having regard to the position of Kilcock in the settlement hierarchy;

- demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land (including identified regeneration sites) and extant permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council;
- full details of the extent of infrastructure delivered to date to serve the subject area and compliance details as required under condition 3 of Planning Authority Reference RA/150205/Appeal Reference PL17.246141 regarding the flood protection measures and implementation of the entire distributor road.

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

2. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The overall design approach to the site to ensure:
 - That an appropriate range of housing typologies and mix is provided and that a high quality living environment created with distinct character areas.
 - That high quality materials and finishes are used throughout and a greater variety of house design provided.
 - The creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.
 - Appropriate connections and permeability to the adjacent school site and through adjoining lands and the town centre.
 - That the development of excessively long streets with homogenous housing typologies is avoided.
 - That the apartments are appropriately sited.
 - That a high quality landscape strategy for the site is provided.

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.
- The location and disposition of apartments and dwellings on the northern site adjacent to existing residential development along the R125 should be considered having regard to the amenities of these existing dwellings.

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

3. Traffic and Access

Further consideration of documents as they relate to:

- The design and layout of the internal road layout including measures to omit parallel roads to the distributor road;
- Access and parking arrangements to serve crèche and GAA lands;
- Pedestrian and cyclist connectivity to the wider area including future linkages to the school, GAA lands and Kilcock Town Centre. This should include detailed design proposals along the R125 from the site to the town centre.

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

4. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands. This further consideration should have regard to the requirements of the Local Authority in respect of surface water treatment, attenuation and disposal and SUDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The

Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices') and include hydraulic modelling, mapping indicating the full extent of flood zones on the site, site levels and cross sections to indicate development levels relative to sources of flooding and detailed justification test. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Detailed Archaeological Impact Assessment.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings and duplex units, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
3. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
4. A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.
5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.
6. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

7. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
8. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
9. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. Clarity to be provided regarding the development of a school on the wider landholding.
10. A construction and demolition waste management plan.
11. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
12. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
13. A detailed report outlining the proposed works to be undertaken to the R125 in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed.

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

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

PLEASE NOTE:

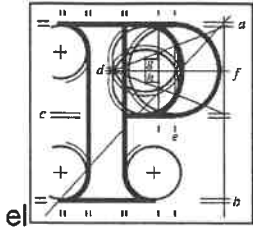
Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area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



Tom Rabbette

Assistant Director of Planning

qr July, 2019



**An
Bord
Pleanála**

Record of Meeting 304422-19

Case Reference / Description	589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works. Lands at Newtownmoyaghy, Kilcock, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	20 th June, 2019	Start Time	2.30pm
Location	Offices of An Bord Pleanála	End Time	4.30pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey Senior Planning Inspector
Ken Moloney, Planning Inspector (Observing)
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Adrian Toolan, MH Planning Consultants
Alex Walsh, Mc Garrell Reilly Group
Dan Reilly, DBFL Consulting Engineers
Jim Keogan, MH Planning Consultants
Nodhlaig Barry, McGarrell Reilly Group
Paul McVeigh CCK Architects
Sharon Reilly, Mc Garrell Reilly Group
Michael Crowe, CCK Architects

Representing Planning Authority:

Alan Russell, Executive Planner
David Keyes, Senior Executive Engineer
David O Reilly, Executive Engineer
Joe McGarvey, Executive Engineer
Padraig Maguire, Senior Executive Planner
Patrick Gallagher, Senior Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 6th June, 2019 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application,
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 10th May, 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Principle of Development**
- 2. Development Strategy**
- 3. Traffic and Transport**
- 4. Residential Amenity**
- 5. Drainage and Flooding**
- 6. Archaeology**
- 7. Any Other Matters**

1. Principle of Development

ABP sought further elaboration/discussion on:

- Principal of Development with regards to phasing and the requirements of the Meath County Development Plan
- The core strategy, RSES targets and update with regards to both Meath and Kildare areas in terms of future population distribution
- Delivery of infrastructure with regards to the distributor road and flood relief works
- Proposal may be a material contravention in relation to phasing as set out in the Meath County Development Plan
- Re-location of the school site and proposals to deliver same

Prospective Applicants response:

- Land is zoned for residential use, Planning Authority would be supportive of the development
- Infrastructure is in place to serve the development and past flooding issues have been resolved
- Development is in close proximity to Kilcock town centre and will assist in the regeneration of the town
- Irrespective of phasing requirements, the site has the potential to deliver housing on the land due to significant infrastructural investment
- Can make a case to justify the phasing
- Have reserved a school site, location of the school is still under consideration. The previous site was considered unsuitable due to traffic constraints

PA Comments:

- Would have no current updates on figures for the RSES
- Number of units exceeds that set out in the current core strategy and development is considered a material contravention of the plan
- Note that Kilcock is within Metropolitan Area and that the council support its future growth
- There is provision for joint plan with Kildare Co. Co. for Maynooth, but it is not intended to prepare a joint plan for Kilcock
- Note that the site is close proximity to existing public transport and that infrastructural works have been undertaken
- Discussed with the Prospective Applicant an alternative location for the school due to constraints associated with the identified site from a traffic perspective.

- Expecting the RSES to be published by the end of the month which will give further clarity regarding population targets and the future growth of the settlement

Further ABP Comments

- Clarity is needed on future population growth levels for both the administrative areas of Meath and Kildare, could potentially be an issue of prematurity
- The development is large in the context of Kilcock and it will need to be demonstrated that it is sequentially an appropriate site for development in the context of the settlement as a whole
- It should be clearly demonstrated what infrastructure has been implemented to date and that full compliance has been achieved.
- Planning history of lands should be reviewed
- Should look at previous decisions with regards to the material contravention issue
- Clarity regarding school site and implementation of same should be provided having regard to planning history of adjoining lands and need to provide appropriate social infrastructure to serve the development
- May be beneficial to discuss with the Department of Education, may need further information or consideration particularly regarding appropriate size, no. of classrooms etc.
- Would advise further discussion with the Planning Authority

2. Development Strategy

ABP sought further elaboration/discussion on:

- Proposed layout and density proposed
- Housing mix and in particular the high percentage of three and four bed houses
- More distinction is needed between the different character areas
- Materials and finishes proposed need clarity
- School and GAA land in terms of permeability and connections and appropriate interface
- Disposition and quality of open space
- The lack of a clear road hierarchy and compliance with DMURs

Prospective Applicants response:

- Site is appropriate for the development. The Royal Cannel Greenway is located to the south. It is a short cycle to the university of Maynooth and close to the town centre and GAA Pitch
- Location of apartments considered appropriate
- Good character areas with good open space
- Will use render and brick in the proposed design

Planning Authority comments:

- Would agree with ABP comments regarding character areas
- Streets don't come across as being different, need to have defined character areas and greater range of house typology
- Lands are handed over to the GAA Club

Further ABP Comments:

- Open space is surrounded by Link Roads. Need for open spaces to be designed with appropriate enclosure and passive surveillance
- Roads should follow DMURS principals, streets should be safe.
- Further consideration is needed regarding overall architectural approach, development strategy and urban design
- Materials should be robust and sustainable, brick and stone finishes are better. Render not acceptable on apartments
- Provide more detailing on materials and finishes
- Balcony treatment should be of high quality as the site is prominent
- Justify unit typology and consider scope for more 2 bed units
- Open space is not well integrated, opportunities to improve interface with open space and adjoining lands particularly school site and GAA lands should be explored
- Provide a detailed landscape plan and details of boundary treatment. Landscape strategy of particular importance having regard to the extent of open space proposed.

3. Traffic and Transport**ABP sought further elaboration/discussion on:**

- Traffic and transport assessment and technical issues raised by Meath Co. Co.
- Design of internal road layout
- Access and parking arrangements to serve crèche and GAA lands
- Pedestrian and cyclist connectivity to the wider area including future linkages to the school, GAA lands and Kilcock Town Centre
- Potential link to the Moyglare Road
- Works along the R125

Planning Authority comments:

- Access and layout points may need to be re-examined
- 2-metre footpath outside the red line boundary may require 3rd party consents
- Would have concerns with parking and set down areas
- Development should be cognitive of DMURS and need for permeability
- Proposed access to the GAA lands may not be appropriate
- There is an objective to provide a link to the Moyglare Rd.

Prospective Applicants response:

- Will review further at application stage
- Will provide a justification for parking arrangements to serve GAA pitch

Further ABP Comments:

- Satisfy that appropriate pedestrian connections along the R125 can be provided
- Clarity is important in the drawings particularly works within the red line. Clarity to be provided as to who will implement the works
- Discuss technical matters further with the Planning Authority
- Ensure that appropriate connectivity is provided
- Landscaping is critical and this must be considered in terms of its location within the flood zone. Needs further consideration
- Reconsider internal road layout

- Consider further set down and parking arrangements for crèche and GAA pitch and any potential conflict with residential area

4. Residential Amenity

ABP sought further elaboration/discussion on:

- Potential impacts of the development on existing residential dwellings along the R125
- The location of the apartments on the northern site and their potential impact on residential amenity
- Good lighting is important with regards to safety

Planning Authority comments:

- Having well-designed streets is important

Prospective Applicants response

- Will re-examine at the landscaping and layout
- Will consider layout with regard to impacts on residential amenity

5. Drainage and Flooding

ABP sought further elaboration/discussion on:

- History of flooding on the site, flood protection measures implemented to date, the status of the distributor road.
- Extensive flooding in 2017 and impact this had on the site
- PA Concerns and flood zones A and B and Justification Test

Planning Authority comments:

- Flood zones A and B are not clearly set out in accordance with the requirements of the guidelines
- A Justification Test is needed

Prospective Applicants response:

- Infrastructure and flood relief works are in place
- Flood works have been completed
- Significant works carried out to the Distributor Road
- In 2017 the flood plain flooded, no houses were affected
- Flood Measures were granted in 2013
- Can provide further clarity in the Flood Risk Assessment
- Can provide the Justification Test and address the PA concerns
- Concerns with regards to infiltration rates and SUDS, will discuss with the PA further

Further ABP Comments:

- Need to have a clear road map and demonstrate how previous condition regarding the adjacent lands has been complied with regarding delivery of infrastructure works
- Address any issues raised by the PA

- Flooding has been a significant issue, ensure that development is compliant with the Guidelines
- Provide a full Justification Test
- Address Planning Authority concerns
- Agree figures and submit all supporting documentation

6. Archaeology

ABP sought further elaboration/discussion on:

- Application should carry out a full Archaeology Assessment due to presence of National Monuments on the site.

Prospective Applicants response:

- Are preparing an EIAR
- Will resolve issues and liaise with the Planning Authority/DAU

Planning Authority comments:

- Would agree with ABP comments

Further ABP Comments:

- Address in full detail

7. Any Other Matters

ABP Comments:

- Provide an assessment and justification for scale of crèche having regard to other facilities in the town and catchment
- Should submit a school demand assessment
- Building life cycle report should be submitted at application stage
- Consider Appropriate Assessment issues
- Materials and finishes are important

Conclusion

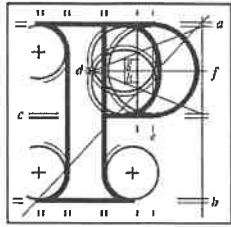
The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie



Tom Rabbette
Assistant Director of Planning

dr July, 2019



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion**

ABP-304422-19

Strategic Housing Development

589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works.

Location

Lands at Newtownmoyaghy, Kilcock, Co. Meath.

Planning Authority

Meath County Council

Prospective Applicant

Mc Garrell Reilly Homes

Date of Consultation Meeting

20th June 2019

Date of Site Inspection

14th June 2019

Inspector

Erika Casey

1.0 Introduction

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

2.0 Site Location and Description

2.1 The subject greenfield site has an area of 24 ha and is located in the south east environs of Kilcock in the townland of Newtownmoyaghy. 9.1 ha of the site is zoned open space, 0.3 ha is zoned for community use (to the east of the site) and the remaining 14.6 ha is zoned for residential use. The residential lands are divided into two separate pockets (north and south) divided by a zone of open space aligned in an east west direction. A further linear area of land zoned for open space is located to the south of the subject lands. To the south of this, is the Royal Canal Greenway. The northern site has a slightly raised topography, whilst the southern portion is relatively flat. The lands are currently undeveloped and have no notable tree stands. Hedgerows define field boundaries within the site.

2.2 To the south and west of the site, there is housing development both permitted and under construction. It is intended that the proposed development will act as an extension to the Millerstown Housing Estate which is currently under construction. To date, of the 150 units permitted under RA150205, 67 units have been completed. Under RA161443, a further 130 units were permitted and it is expected that these will commence construction by the end of the year.

2.3 To the east, are lands proposed for the development of GAA grounds and further agricultural lands. To the north west, there is a site reserved for the development of a school. To the north, are agricultural lands and dispersed ribbon housing along the R125. The R125 links to Kilcock Town Centre to the west. The Moyglare Road is located further to the east of the site, although there is no connection to this existing road from the subject site. However, lands within the ownership of the applicant are

shown bounding the Moyglare Road. The land is serviced by the recently constructed distributor road constructed to the west to serve the existing housing development under construction. Three access points to the subject lands are to be provided from the distributor road. Vehicular access is also provided from two points along the R125 to the north.

2.4 Kilcock is located approximately 30km from Dublin City and to the north of the M4 Motorway. It has a population of 6,093 persons (2016 census). The town is served by the Dublin-Galway/Sligo railway line. The train station is located approximately 1km from the subject site. It is noted that Kilcock Town centre is located in the administrative area of Kildare Co. Council. However, the subject site is located on the Meath side of the town and is within the administrative area of Meath Co. Council.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises:

- The demolition of 2 no. residential dwellings and the construction of 589 no. residential units comprising:
 - 323 no. 3 bedroom houses
 - 80 no. 4 bed houses
 - 16 no. 1 bed duplex units
 - 22 no. 2 bedrooms duplex units
 - 6 no. 3 bedroom duplex and
- 142 no. apartments comprising:
 - 39 no. 1 bed units
 - 104 no. 2 bed units
- The construction of a 663.7 sq. metres crèche to provide for 133 no. children.
- The provision of 1,083 car parking spaces and 327 bicycle parking spaces.
- New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting and bin storage.
- Provision of new GAA changing rooms (97 sq. metres) and associated

entrance road and car park.

- Infrastructure works including:
 - Surface water from the northern part of the site will be discharged into 2 no. detention basins to the south of the proposed development site. Surface water from the southern site will be discharged into a detention basin to the southeast of the development site.
 - SUDS measures including permeable paving, swales, filter trenches etc. will be provided to intercept and provide treatment to surface water run off at source.

3.2 The development will be split over 2 sites referred to the northern site (8.6ha) where it is proposed to construct 324 residential units at a net density of 37.7 units per ha and the southern site (6.0 ha) where it is proposed to develop 265 units at a net density of 44.1 unit per ha. The average density across both sites is 40.3 units per ha.

3.3 Vehicular, footpath and bicycle access will be provided to the development from the recently constructed link road on the R148 and from the R125. The northern site comprises 2 main link arms connecting the upper road with the lower link road. The southern portion of the development comprises 2 no. main link arms off the existing distributor road. Pedestrian and cycle only connection from the southern portion of the development will be provided along the riparian corridor that will extend into Kilcock Town Centre.

3.4 The housing mix is as follows:

Unit Type	No.	Percentage
1 bed dwelling	55	9
2 bed dwelling	125	21
3 bed dwelling	329	56
4 bed dwelling	80	14

Key Parameters

Parameter	Site Proposal
Site Area	24 ha
Residential	14.6 ha
Open Space	9.4 ha
Community	0.3 ha
Houses	403 units (68%)
Apartments	142 units (24%)
Duplex	44 units (7%)
Density	40.3 per ha
Additional Open Space	0.6 ha
Crèche	663.7 sq. m. - 133 children
Part V	59 units

4.0 Planning History

Site and Environs

Planning Authority Reference DA/130857/Appeal Reference PL17.242996

- 4.1 10 year permission refused in January 2001 for a development comprising 665 new residential dwellings, a neighbourhood centre, GAA pitch and MUGA, 1,496 car parking spaces, infrastructural works including partial realignment of the Rye Water River and re-profiling existing river banks as part of flood protection measures and provision of a single arch bridge for the distributor roads crossing the Rye Water River. Reasons for refusal related to the proposal being premature pending the preparation of a LAP for Kilcock, contrary to the objectives of the Development Plan, deficiency in site services, design and layout and traffic impact.

Planning Authority Reference DA/30481/Appeal Reference PL17.207046

- 4.2 Permission refused by the Board in August 2004 for a development comprising infrastructural services including a distributor road of 0.57 km, realignment of the

R148 (Maynooth Road) and a roundabout junction to facilitate proposed development, localised realignment and culverting of the Rye Water River to facilitate junction, provision of underground utilities, flood protection works comprising of raising existing ground level by 0.6m over a distance of 0.85km and all associated works.

- 4.3 The reason for refusal related to concerns regarding the location of the development on the natural flood plain of the Rye Water River. The Board were not satisfied on the basis of the documentation submitted, that the development would not exacerbate the risk of flooding.

Planning Authority DA/50310

- 4.4 Permission refused by Meath County Council in May 2006 for a development comprising 357 dwellings and a site for a crèche. The development also provided for the localised diversion and remodelling of the Rye Water River Channel and construction of a 9.7m span low profile arch bridge, roundabout junction with the R148 and proposed distributor road to the north and all associated landscaping, car parking, development and works.

Planning Authority Reference DA/60558/Appeal Reference PL09.223495

- 4.5 Permission refused by the Board in October 2008 for the development of 336 metres of new roadway comprising 7.3m carriageway, 2 no. 1.5m cycleways, 2 no. 2m footpaths, public lighting; 336m foul gravity sewer; 336m of watermain including hydrants, sluice valves and air valves and all associated site works. It was detailed that the new road would form a priority junction with the R125 and tie into a separate road proposal to the east of the application site to be lodged under a separate application with Meath and Kildare Co. Co.
- 4.6 The reason for refusal related to concerns regarding the location of the development on the natural flood plain of the Rye Water River. The Board were not satisfied on the basis of the documentation submitted, that the development would not exacerbate the risk of flooding.

Planning Authority Reference DA/100614/An Bord Pleanála Reference PL17.238370

- 4.7 10 year permission granted by the Board in January 2013 for development of infrastructural works consisting of the provision and completion of a roundabout

junction with the R148, the alignment of which is substantially within the administrative area of Kildare County Council and is the subject of a concurrent application; provision of a 7.3m wide distributor road alignment with integrated cycle track, 2m wide pedestrian paths and associated works.

Planning Authority Reference DA/100697/Appeal Reference PL17.239375

4.8 Permission granted by the Board in January 2013 for a 10 year permission for infrastructural works to include:

- A proposed distributor road (390m x 7.3m) with accompanying cycleways, footpaths and landscaping, a new signal controlled junction with the R125 and all ancillary site development works, and
- Associated flood mitigation works, i.e. the realignment and re-profiling of the existing drainage channel, the "Upper Ditch", the provision of a new engineered flood storage channel and flood storage area and the partial re-profiling of lands with excavated fill.

Planning Authority Reference DA10/1044/Appeal Reference PL17.239211

4.9 10 year permission granted by the Board in January 2013 for infrastructural works as part of a comprehensive overall co-ordinated design for the delivery of a distributor road, services and flood mitigation works which are included as objectives in the Kilcock Environs Local Area Plan 2009-2015 in the townland of Balfeghan, Kilcock, County Meath.

Planning Authority Reference DA/10/0834/Appeal Reference PL17.239523

4.10 A 10 year planning permission granted by the Board in January 2013 for development on lands (4.4 hectares) bounded by the R125 to the north-east and south/south-east, the Rye Water River to the south-west and adjoining lands to the north/north-east in the townland of Newtownmoyaghy, Kilcock, County Meath. The development will consist of a distributor road (part of) and services infrastructure including flood mitigation works as part of the co-ordinated delivery of a distributor road of 2.7 kilometres from the R148 Maynooth Road at Branganstown to the R158 Summerhill Road at Dolanstown and flood mitigation works associated with the Rye Water River within Kilcock Environs.

Planning Authority Reference DA/11/1346/Appeal Reference PL17.239772

4.11 A 10 year planning permission granted by the Board in January 2013 for infrastructural works. The infrastructural works are part of a comprehensive overall co-ordinated design for the delivery of a distributor road, services and flood mitigation works which are included as objectives in the Kilcock Environs Local Area Plan 2009-2015. The overall distributor road will link the R148 (Maynooth-Kilcock Regional Road) to the south-east with the existing roundabout on the R158 (Summerhill Road) to the north-west.

Planning Authority Reference KCC10/571/Appeal Reference PL09.238818

4.9 Permission granted by the Board in January 2013 for a 10 year permission for development of infrastructural works in the townland of Branganstown, Kilcock. The development consisted of a partial realignment of the R148 over a length of 0.2km to provide for a roundabout junction facilitating access to zoned lands north of the site within the administrative area of Meath Co. Co. These works include associated drainage infrastructure including sewer connection to the approved Kildare Co. Co. Lower Liffey Sewerage Scheme and provision of a watermain to connect to the existing public main at Shaw Bridge and associated works.

Planning Authority Reference D11/0457/Appeal Reference PL17.240405

4.10 10 permission granted by the Board in January 2013 for infrastructure works comprising the proposed section of distributor road which comprises a 7.3m wide carriageway with integrated cycleways, footpaths and landscaping together with all ancillary site development works.

Planning Authority Reference RA/150188/Appeal Reference PL17.246143

4.11 10 year Permission refused by the Board in July 2016 for a development comprising 200 residential units, public open space, including riverside linear park along the Rye Water River and a crèche. The development was to be facilitated by the permitted infrastructure permitted under ABP PL17.238370 and ABP PL17.239375. The reasons for refusal related to the fact that it was considered by the Board that the proposed scale of the development on the site and on the adjacent site would together bring the Kilcock housing allocation towards substantial completion as set out in the core strategy. Having regard to the scale proposed on both sites, it was considered that, in the absence of a school site adjacent to the neighbourhood

centre, the proposed development would fail to set out a coherent strategy for a co-ordinated, integrated and sustainable development of the lands.

Planning Authority Reference RA/150205/Appeal Reference PL17.246141 (Adjacent site)

- 4.12 10 year permission granted by the Board in June 2016 for a development comprising 152 new residential dwellings and public open space, including a linear park along the Rye Water River and a childcare facility. The development was to be facilitated by the permitted infrastructure permitted under ABP PL17.238370 and ABP PL17.239375. Note permission granted for 150 dwellings. Condition 3 stated:

“The proposed development shall not be occupied until:

(a) the entire flood protection measures set out in appeal reference numbers PL 09.238818, PL 17.238370, PL 17.239211, PL 17.239375, PL 17.239523, PL 17.239772 and PL 17.240405 have been completed to the written satisfaction of the planning authorities, and

(b) a detailed programme for the implementation of the entire distributor road and all piped services (including surface water and foul sewers and water mains) has been submitted to and agreed in writing with the planning authority.

Reason: To facilitate the orderly development of the Kilcock Environs area, to ensure that the flood management measures are completed in their entirety in a timely manner, and to ensure that the lands are properly serviced in the interest of public health.”

Planning Authority Reference RA/161443

- 4.13 10 year permission granted by Meath Co. Co. in October 2017 for a development comprising 187 no. residential dwellings and public open space, including a linear park along the Rye Water River and a childcare facility. The development was to be facilitated by the permitted infrastructure permitted under ABP PL17.238370 and ABP PL17.239375. Note: permission granted for 130 units. Condition 2 stated:

“Prior to the commencement of any development on the lands the subject of this application, the applicant shall submit for the written agreement of the Planning Authority a revised site layout plan with all residential development and the crèche located outside flood zones A and B as identified on the CFRAMS map published by

the OPW dated the 21st November 2017. A total of 130 residential units and a revised crèche shall be provided within the agreed revised site layout plan areas. Any shortfall in public open space shall be provided for within flood zones A and B.

Reason: Based on information contained on the CFRAMS Map published by the OPW referred to in the above condition the proposed development is partially located in an area which is at risk of flooding.”

Planning Authority Reference RA/170429 and RA/181517

- 4.14 Amendments to the approved development RA/151205/ABP PL177.246141 permitted in June 2017 and February 2019 respectively.
- 4.15 It is noted that a number of other applications for residential development have been granted in the Kilcock area in recent years. A consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 was made in respect of 332 units and a crèche at lands adjoining Brayton Park, Kilcock under An Bord Pleanála Reference PL09.302746.

5.0 National and Local Planning Policy

5.1 National Policy

- 5.1.1 Chapter 4 of the Framework addresses the topic of ‘making stronger urban places’ and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 13 provides that in urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

Section 28 Ministerial Guidelines

- 5.1.2 Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submission from the Planning Authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’).

- Design Manual for Urban Roads and Streets.
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Childcare Facilities – Guidelines for Planning Authorities.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

5.2 Local Policy

Meath County Development Plan 2013-2019

- 5.2. The subject site is located in the administrative area of Meath County Council and the operative Development Plan is the Meath County Development Plan 2013-2019. Under the settlement strategy, Kilcock is identified as a Moderate Sustainable Growth Town.
- 5.3 It is detailed that the function of such towns is to serve the rural hinterland as market towns. It is also stated that they should develop in a self-sufficient manner and levels of growth should be balanced to ensure that any increase in population will be in tandem with employment opportunities, capacity in physical and social infrastructure and will not be based on long distance commuting. Economic development and service provision in these towns will be an important factor in determining the appropriateness of new housing. These towns need to provide a full range of services adequate to meet local needs, both within the town and in the surrounding rural catchment area, but not generate long distance travel patterns.
- 5.4 Objective SSOBJ11 states:
- “To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.”*
- 5.5 The subject site is subject to three different zoning objectives. The majority of the site (14.6ha) contained in two different land parcels is zoned A2 (Phase II – Post

2019): *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. Two portions of the site comprising 9.1 ha are zoned F1: To provide for and improve open spaces for active and passive recreational amenities. 0.3 ha of the site is zoned G1: To provide for necessary community, social and educational facilities.*

- 5.6 Under the Core Strategy, Kilcock is designated a household allocation of 398 units at an average net density of 35 units per hectare. The quantity of residential zoned land required is stated as being 11.4 hectares. CS OBJ5 seeks to ensure that the review of Town Plans and Local Area Plans to achieve consistency with the core strategy of Meath County Council Development Plan 2013-2019 will only identify for release during the lifetime of the Meath County Development Plan the quantity of land required to meet the household projections. The overall goal is to achieve a model of sustainable urban development through the promotion of an appropriate range of uses and sensitive enhancement of the natural environment where healthy, vibrant and diverse communities can grow. Under Objective SP3 it is detailed that lands identified with A2 “new residential” land use zoning objective but qualify as residential Phase 2 (post 2019) are not available for residential development within the life of the plan.

Kildare County Development Plan 2017-2023

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

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

- 5.7 It is detailed in the plan that by 2023, the new dwelling target will be 1,300 units. From 2023, the dwellings forecast is 3,514 units. Table 3.4 of the plan details the

development capacity of identified housing lands in the county. While sufficient land is zoned to cater for the housing demands of the county up to 2023 and beyond some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. It is identified that Kilcock has a slight oversupply of zoned lands (equating to approximately 277 units).

Kilcock Local Area Plan 2015-2021

5.8 Under Policy CSO 1 it is stated:

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

6.0 Forming of the Opinion

6.1 Introduction

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

6.2 Documentation Submitted

6.2.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, Completed Application Form, Cover Letter, EIAR Briefing Note, Part V calculations and details, Planning Report, Statement of Consistency, Architects Report, Housing Quality Assessment, Infrastructure Design Report, Site Specific Flood Risk Assessment, Traffic and Transport Assessment Report, DMURS Design Statement, Landscape Development Report, Pre Connection Enquiry Correspondence from Irish Water, Architectural Drawings and Schedule of Drawings, Correspondence to Prescribed Bodies, Engineering Drawings and Landscape Drawings.

6.2.2 Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the Development Plan or Local Area Plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required. The applicant's case is summarised as follows:

- Note that a considerable amount of infrastructure works required as part of previous applications adjoining the site have been carried out and will facilitate the development of the subject lands. These works include:
 - A new roundabout on the Maynooth Road (R148) along with a pedestrian walkway provided to the Railway Station in Kilcock.
 - A new junction constructed on the R125 linking the development site to Kilcock Town Centre.
 - A new distributor road linking the R148 and the R125 that is due to be completed within the next 6 months.
 - Foul and water connections and flood alleviation works have been completed to enable the development of these lands for residential use.
 - Construction of a greenway linking the subject sites to Kilcock Town Centre to the west and Maynooth to the east.
- State that the development is a material contravention of the Meath County Development Plan with regard to phasing. The subject lands are zoned Residential Phase II (Post 2019) that restricts the development of the lands within the lifetime of the current Development Plan. Consider that the development provides an opportunity to facilitate residential development on a suitable site that is fully serviced as a result of infrastructure works carried out by the applicant, is within walking distance of transportation links, is within the urban area of Kilcock Village and is part of the Metropolitan Area. Considers that the Meath Co. Plan includes conflicting objectives in relation to the zoning of these lands as Phase II.
- Considers that the development is consistent with the objectives of the NPF and will create a high quality residential development that will successfully

integrate with the existing established residential community. The development aims to achieve a balance between density and open space.

- The development is spatially sequential in Kilcock, due to its ability to deliver the necessary infrastructure and homes as part of a comprehensive development proposal. It represents a contiguous site to existing developed lands to the south of the proposed development.
- Kilcock is identified as a Moderate Growth Town and has a population in excess of 6,000 people. Having regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, net densities in the range of 35 – 50 units per ha are considered appropriate on outer suburban greenfield sites. In this context, a density of 40.3 units per ha is considered acceptable.
- The site is located within 1km of the town centre ensuring that the residential development will be easily accessible to employment and community services and, therefore, part of a sustainable settlement.
- The application site is accompanied by a Site Specific Flood Risk Assessment which demonstrates that the proposed development is acceptable in flood risk terms.
- The dwellings and apartments are designed in accordance with the relevant qualitative and quantitative standards.
- There is adequate capacity in local schools and there is a proposal to develop a new school in close proximity to the site.
- A high standard of open space is provided for throughout the development. All open spaces are overlooked to enhance local passive security and to create a sense of local ownership. Children's play areas are provided.
- The development will range in height from two to four storeys. Given Kilcock's status as a Moderate Sustainable Growth Town and proximity to public transport infrastructure, the proposed heights are considered appropriate for this location.
- Consider that the development is consistent with the 12 criteria set out in the Urban Design Manual.

- The development is compliant with DMURS. It has been designed with careful consideration for pedestrians and cyclists.
- A crèche is provided in accordance with the Guidelines for Planning Authorities on Childcare Facilities.
- The development is consistent with the zoning objective pertaining to the site under the County Development Plan and is in accordance with the policies and objectives of the plan. Notes that under Strategic Policy 1, the sustainable development of the Kilcock Environs in a comprehensive manner which will integrate with the existing built up area of Kilcock Town is encouraged. Consider that the development will deliver a compact form of development in accordance with this policy.

6.3 Planning Authority Submission

Planning Opinion

- Note that the housing allocation for 2013-2019 is 398 units. The subject lands are not included within Phase 1 in the Order of Priority for Kilcock Environs. They are identified as A2 lands and the Strategic Policy SP3 (ii) states "*The lands identified with an A2 'New Residential' land use zoning objective but qualified as 'Residential Phase II (Post 2019)' are not available for residential development within the life of this Development Plan*".
- Sets out an overview of residential lands in Kilcock. Of the core strategy allocation of 398 units, there are 280 extant units, of which 105 have been completed or under construction. C. 2ha of Phase 1 lands have no extant permission and a density of 35 units per ha would yield 70 units. Including the extant units, the total potential capacity of the Phase 1 lands would be 350 units, leaving a balance of 48 units.
- Refer to the Statement of Consistency and that the development is a material contravention of the plan. Note however, that Kilcock is within the boundary of the Dublin Metropolitan Area and the Metropolitan Area Strategic Plan (MASP) which forms part of the Regional Spatial and Economic Strategy for the Midlands and Eastern Region requires that population targets for the city and the metropolitan key towns should be agreed within 6 months of the publication of the RSES to inform the preparation of the core strategies for the relevant city

and county development plans.

- As the RSES was only published in May 2019, the matters contained within the MASP and core strategy are only currently being considered as part of the County Development Plan review. Meath Co. Co. strongly supports the development of multiple residential schemes within the settlements of Dunboyne, Maynooth and Kilcock having regard to their location within the Metropolitan Area and the current national need for housing delivery.
- Recommend that the applicant submit a Design Statement with the planning application. With regard to density, state that the question of its appropriateness should be determined by spatial planning and architectural design criteria. It is considered that the proposal provides a good mix of dwelling types/design throughout the development. Further consideration should however, be given to the overall scale of the proposed development together with existing development in terms of Character Areas and the differentiation between each area which could be further developed through streets hierarchy, homezones and various designs and finishes at the micro local level.
- Clarification is required in relation to boundary treatments. The PA would encourage a durable material to all boundary treatments and timber fences to rear gardens are not favoured.

Part V and Taking in Charge

- Request a condition re: Part V. Development should be carried out in accordance with Meath Co. Co. Taking in Charge policy document.

Childcare Facility

- The application should be referred to the Meath County Childcare Committee.
- The Board should satisfy themselves that there are adequate educational facilities in place to cater for the future needs of the population.

Other

- Public art should be incorporated into the development.
- The estate name should be approved by Meath Co. Co.

- An appropriate level of broadband infrastructure should be provided to serve the development.

Appropriate Assessment

- Having regard to the scale of the proposal and the direct hydrological link to the Rye Water Valley/Carton SAC, the Board should consider the requirement for an NIS.

Other Technical Reports

Transportation Section

- The proposed trip rate for residential houses and crèche land uses appear to be acceptable and whilst the trip rate for apartments appear to be of low order, given the availability of both bus and train services within 10 mins walking distance of the proposed development site and the availability of the greenway connecting to the nearby university town of Maynooth, they are also considered acceptable. Applicant is requested to provide full TRICS input and output results as part of the TTA submission for planning application stage.
- For the junction assessment, the applicant should provide all traffic flow diagrams detailing traffic assignments, distribution, re-distribution and associated traffic movements for all scenarios in addition to full capacity analysis input and results to allow for full review. Further technical design detail also required for the northern site junctions. Zebra crossings should be provided on all arms of the proposed roundabout access junction on the southern site. Further technical design detail of this junction also required. Swept path analysis should be undertaken at all key locations.
- Note that the transition points for cyclists from on street cycling to off street segregated cycling facilities are not compliant with the National Cycle Manual and should be redesigned. The TTA should report on the capacity at each junction. Design of cross road junctions needs to be considered. Pedestrian desire lines are not catered for at junctions. One way streets should be omitted from the development. Further detail on bicycle parking is required, particularly for the duplex units. Details of construction phasing required. Stage 1 Road Safety Audit and Quality Audit required.

- The applicant identifies a street hierarchy. However, all streets appear to be of the same geometry and the same material type. There is no differentiation with regard to movement and place and there is concern that this will result in issues with legibility and way finding. Also concern that the street layout does not comply with DMURS. All streets are 5.5m wide. In terms of Link Streets, it is suggested that the applicant increase the street width to 6m and consider the requirement for cycle facilities. In terms of the Quiet Mews Like Streets (Homezones), the street width should be reduced to 4.8m with an adjacent 1.2m wide pedestrian safe zone.
- Concern regarding location of local parks located on the main Link Streets through the site from a road safety perspective, particularly for children. Applicant should consider the re-location of such parks along lower street classifications such as Local Streets and the Quiet Mews Like Streets. There are also a number of streets which appear to be excessively long where no form of speed control is implemented.
- Clarity required regarding the provision of pedestrian and cycle provision along the R125 and Moyglare Road, particularly in relation to facilities for cyclists, extent of road widening required, how works will be implemented and how facilities tie in with the R125/Distributor Road junction and onwards to the town centre. The applicant should also investigate how pedestrian and cycle routes can be integrated within the proposed school site.
- Consider that there is an opportunity to increase the permeability of the site and improve road safety through consideration of providing a link road connecting the internal roundabout, aligning the Distributor Road, which is currently proposed to provide access to the northern section of the southern site, with the Moyglare Road. The applicant should submit details of a road alignment linking the internal roundabout of the Distributor Road with the Moyglare Road. This link should include segregated pedestrian and cycle facilities similar to those along the Distributor Road and form a safe and appropriate junction with the Moyglare Road. The proposed southern site should be amended to integrate with this link road with a separate priority access junction whilst the GAA playing field should also be accommodated with a separate access.
- The proposed co-sharing of access to the GAA Grounds with the northern

section of the southern site is considered undesirable in terms of road safety, parking and the associated impact that this would have on adjacent future residents. An assessment of parking should be undertaken to determine the likely required parking accumulation associated with the GAA Playing Fields and amend provision as appropriate.

- The provision of a parallel street directly adjacent to the distributor road is undesirable, provides an excessive extent of road and street pavement, represents a poor use of land and reduces overlooking and passive surveillance of the Distributor Road.
- Future amenity walkways should be provided for as part of the development and connection points from the pedestrian routes within the development should be provided to connect with these. In particular, the link between the northern site and the permitted development immediately south of the distributor road is important as this will connect with the permitted path through the permitted development and onto the pedestrian and cycle facilities along the R148 which provide good quality connections towards the town centre and Lidl. All links that are proposed should be clearly identified.
- Request that quantum of parking is set out in a clear and logical table.
- Special levy of €140,000 sought towards the cost of a footpath and cycle link to the northern side of the development along the Moyglare Road to the R125 should be applied.

Public Lighting

- Request condition regarding public lighting.

Water Services

- The provision of storage volume within private property including within subsurface permeable paving is not acceptable. The applicant should submit a revised design which accounts for roof water drainage at 100% and permeable paving areas draining at 50%.
- The application of an allowance of a storage volume of 0.3m³ per linear metre of stone storage in the filter drainage is deemed inappropriate. Consider the proposed attenuation storage undersized.

- The proposal for using a detention basis for the storage of all design year events is not acceptable. Underground storage shall be provided for the volume that equates to the 1 in 30 year flood event for the entire site.
- The applicant shall provide ground investigation results of the site for each of the proposed attenuation areas. The opportunity for onsite infiltration shall be maximised. Details of swales to be provided.

Waste Management/Environmental Protection

- Recommends a number of conditions regarding waste management.

Conservation Officer

- The application fails to recognise that national monuments sit on the proposed site. No archaeological reports/tests/desktop studies have been carried out. The ring ditches have not been incorporated into the design and houses are sited on top of them. The application cannot be assessed without additional information being submitted in this regard. Recommend that archaeological studies be carried out on the site.

Environment Section - Flood Risk

- The development site is partially situated in Flood Zone A where the probability of flooding is greater than 1% from fluvial flooding (high risk) and also in Flood Zone B where there is a medium risk of flooding. The extent of these zones are not clear from the submission as a flood zone map has not been submitted. It is likely that at least some of the proposed housing development including north of the Upper Drainage Ditch is situated in Flood Zone B. No justification test has been submitted to justify this development and consider that one is required in this instance. Note that no details of site levels and cross sections to indicate development levels relative to sources of flooding and likely flood water levels have been submitted.

6.4 Prescribed Bodies

Irish Water (11.06.2019): To accommodate the development the applicant must extend the existing water network. The extension consists of approximately 800m of a 315mm water main and 500m of a 280mm main. No third party or statutory consents are required other than a road opening licence from the local authority.

6.5 Consultation Meeting

6.5.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 20th of June 2019, commencing at 2.30 PM. Representatives of the prospective applicant, the Planning Authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. **Principle of Development:** compliance with the phasing requirements of the Meath County Development Plan and planning history of adjacent lands including RA/150205/Appeal Reference PL17.246141.
2. **Development Strategy:** with particular regard to overall site layout and architectural approach, proposed housing mix, house typologies, finishes and materials, distribution and layout of open space, road hierarchy and compliance with DMURS, creation of character areas, connections and permeability.
3. **Traffic and Transport:** with particular regard to road layout, access strategy, measures to address wider pedestrian, cyclist and public transport connectivity, interface with School and GAA site, car and bicycle parking.
4. **Residential Amenity**
5. **Drainage and Flooding**
6. **Archaeology**
7. **Crèche**
8. **Any Other Business**

6.5.3 In relation to the **Principle of Development**, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The need to fully demonstrate that the development of the lands is not premature pending the publication of a variation to the Meath County Development Plan to accord with the Metropolitan Area Strategic Plan (MASP) which forms part of the Regional Spatial and Economic Strategy for the Midlands and Eastern Region.
- The need to demonstrate that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council.
- The need to demonstrate the delivery of the infrastructure permitted under PL 09.238818, PL 17.238370, PL 17.239211, PL 17.239375, PL 17.239523, PL 17.239772 and PL 17.240405 including the flood protection measures and programme for the implementation of the entire distributor road as per the requirements of the Board under 3 Planning Authority Reference RA/150205/Appeal Reference PL17.246141.
- The timescale for the development of the school site and GAA lands.

6.5.4 In relation to the **Development Strategy** with particular regard to overall site layout and architectural approach, proposed housing mix, house typologies, finishes and materials, distribution and layout of open space, road hierarchy and compliance with DMURS, creation of character areas, connections and permeability, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The appropriateness of the overall layout of the development having regard to the proposed housing mix, approach to density and housing typology and design;
- The need to create a high quality living environment with a focus on quality of place making and defined character areas;
- The need to create an appropriate public realm;
- The need to create appropriate connections and permeability throughout the site;
- The need for the development to have an appropriate interface and integration with adjoining land uses particularly the school and GAA grounds;

- The disposition of open space provided and the need to develop an appropriate hierarchy of open spaces; surveillance of open spaces and ensuring the open spaces are well connected and integrated within the overall site; the need to create a better sense of enclosure around the public spaces;
- The need for a high quality landscape design having regard to the extent of open space within the site.
- Details of the finishes and materials for the proposed apartment blocks including suitability and durability; coherency in the use of materials across the whole development site and the need for greater variety.
- Road layout and design, the need for an appropriate hierarchy of streets and compliance with the principles of DMURS.

6.5.5 In relation to **Traffic and Transport**, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The need to respond to the technical requirements of Meath Co. Co.
- Creation of a potential through route to the Moyglare Road;
- Works proposed to Moyglare Road and the R125 to facilitate future pedestrian and cyclist facilities and implementation of same.
- Road layout including roundabout access from distributor road, internal road layout including alignment of internal street parallel to the Distributor Road, access to crèche and GAA grounds.
- Pedestrian and cyclist permeability through adjacent lands.
- Parking strategy.
- Detailed design matters raised by Meath Co. Co.

6.5.6 In relation to **Residential Amenity** An Bord Pleanála sought further elaboration/discussion/consideration of the following: the potential impact of the development on the residential amenity of the existing dwellings located along the R125.

6.5.7 In relation to **Drainage and Flooding** An Bord Pleanála sought further elaboration/discussion/consideration of the following: the need to address the concerns of Meath County Council regarding the adequacy of the attenuation

measures; SUDS; the need for ground investigation results; the concerns of the Council that part of the subject site are located within flood zone A and B and flood history of adjacent lands; the need for a detailed Site Specific Flood Risk Assessment and Justification Test.

- 6.5.8 In relation to **Archaeology** An Bord Pleanála sought further elaboration/discussion/consideration of the following: the presence of recorded monuments on the site and the need to address these potential archaeological constraints.
- 6.5.9 In relation to the **Crèche** facility, An Bord Pleanála sought further elaboration/discussion/consideration of the appropriateness of the location of the crèche and justification of its size having regard to the catchment demand.
- 6.5.10 In relation to any **Other Matters**, An Bord Pleanála sought further elaboration/discussion/consideration of the following: Need for a Building Life Cycle Report. Appropriate Assessment, EIA, the need for consistency between all drawings.
- 6.5.11 Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting '304422' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

- 7.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, 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 s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

- 7.3 Having regard to all of the above, I recommend that **further consideration and/or possible amendment** of the documents submitted are required at application stage in respect of the following elements: justification for the development having regard to the zoning objective pertaining to the lands, architectural design and layout, internal road network and wider pedestrian and cyclist connections, compliance with DMURS, residential amenity, flood impact and archaeological response, which are set out in the Recommended Opinion below.
- 7.4 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.5 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted requires **further consideration and**

amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

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

1. Principle of Development

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out

- the full rationale for the development of these phase 2 lands;
- the appropriates of the subject lands for the scale of development proposed having regard to the position of Kilcock in the settlement hierarchy;
- demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land (including identified regeneration sites) and extant permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council;
- full details of the extent of infrastructure delivered to date to serve the subject area and compliance details as required under condition 3 of Planning Authority Reference RA/150205/Appeal Reference PL17.246141 regarding the flood protection measures and implementation of the entire distributor road.

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

2. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The overall design approach to the site to ensure:
 - That an appropriate range of housing typologies and mix is provided and that a high quality living environment created with distinct character areas.

- That high quality materials and finishes are used throughout and a greater variety of house design provided.
 - The creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.
 - Appropriate connections and permeability to the adjacent school site and through adjoining lands and the town centre.
 - That the development of excessively long streets with homogenous housing typologies is avoided.
 - That the apartments are appropriately sited.
 - That a high quality landscape strategy for the site is provided.
- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
 - The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.
 - The location and disposition of apartments and dwellings on the northern site adjacent to existing residential development along the R125 should be considered having regard to the amenities of these existing dwellings.

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

3. Traffic and Access

Further consideration of documents as they relate to:

- The design and layout of the internal road layout including measures to omit parallel roads to the distributor road;
- Access and parking arrangements to serve crèche and GAA lands;

- Pedestrian and cyclist connectivity to the wider area including future linkages to the school, GAA lands and Kilcock Town Centre. This should include detailed design proposals along the R125 from the site to the town centre.

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

4. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands. This further consideration should have regard to the requirements of the Local Authority in respect of surface water treatment, attenuation and disposal and SUDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices') and include hydraulic modelling, mapping indicating the full extent of flood zones on the site, site levels and cross sections to indicate development levels relative to sources of flooding and detailed justification test.

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

8.3 Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Detailed Archaeological Impact Assessment.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings and duplex units, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.

3. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
4. A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.
5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.
6. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
7. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
8. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
9. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. Clarity to be provided regarding the development of a school on the wider landholding.
10. A construction and demolition waste management plan.
11. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
12. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
13. A detailed report outlining the proposed works to be undertaken to the R125 in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to


undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed.

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

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

PLEASE NOTE:

8.5 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.


Erika Casey

Senior Planning Inspector

24th June 2019

