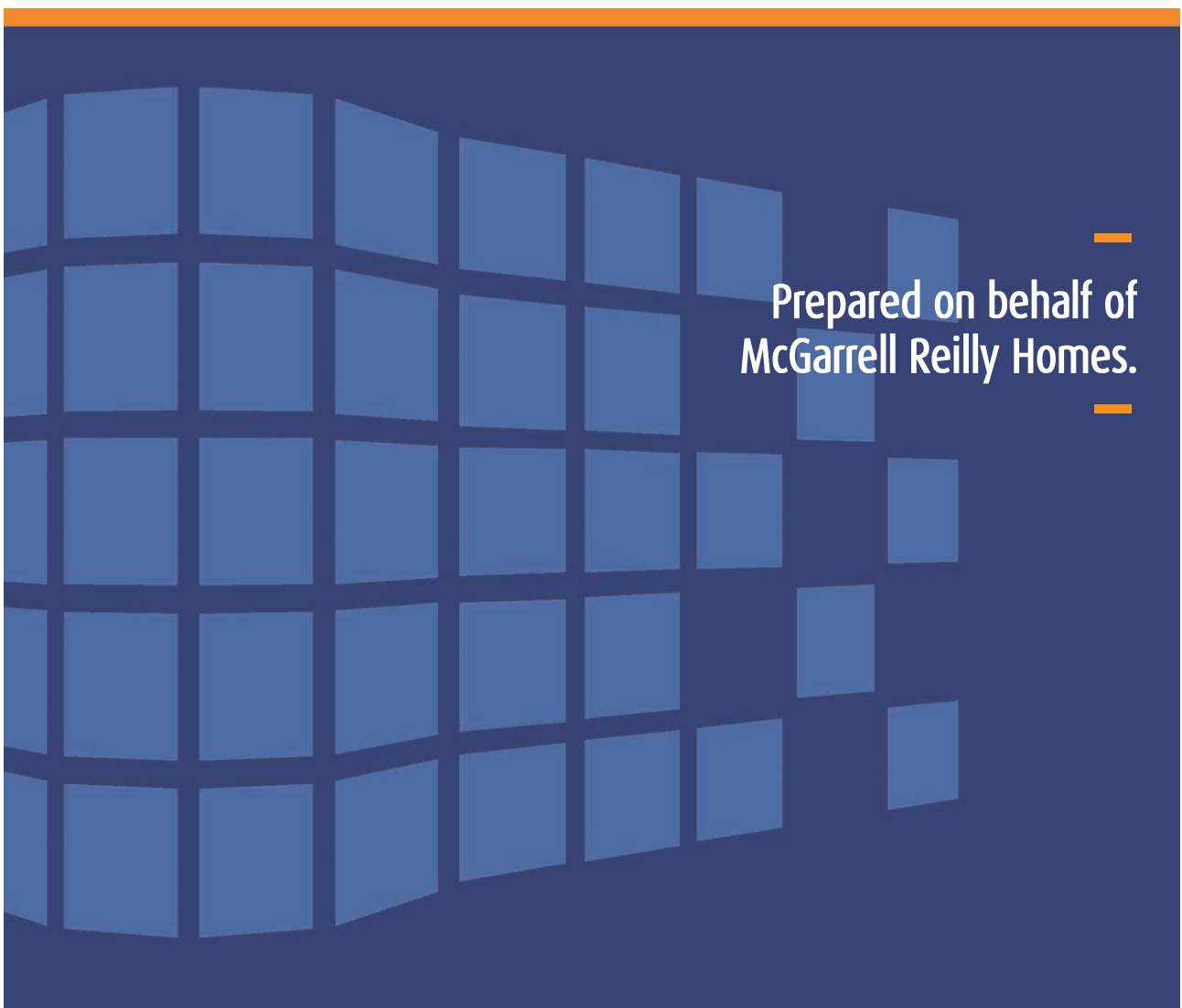


Principle of Development

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

December 2019



Client	McGarrell Reilly Homes			
Project Title	Newtownmoyaghy SHD			
Document Title	Principle of Development			
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Introduction

This report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of McGarrell Reilly Homes in response to the opinion issued by An Bord Pleanála (ABP) in relation to a proposed Strategic Housing Development (SHD) in Newtownmoyaghy, Kilcock, Co. Meath.

McGarrell Reilly Homes intend to apply to An Bord Pleanála for permission for a scheme that will facilitate the provision of 575 No. dwellings on lands zoned for residential development (Residential Phase II – Post 2019).

An Bord Pleanála issued their opinion on the 9th of July 2019 following a Pre-Application Consultation (PAC) which took place on the 20th of June 2019. In its opinion, the Board requested that:

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 strategy hierarchy; and*
- *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.*

This report has been prepared to address each of the issues in sequence as outlined in the Board's Opinion and will identify why the granting of permission for the proposed development, on lands zoned for residential development, will assist in achieving the sustainable development of Kilcock. The proposed scheme will also facilitate the development of much needed residential accommodation and assist in achieving local, regional and national housing policy objectives.

Rationale for the proposed development of Phase 2 lands

This application seeks permission for the development of 575 No. residential dwellings, a 623 sqm childcare facility to accommodate 119 No. children, new GAA changing room facilities and all associated site works on lands approximately 1km from Kilcock Town Centre. The site is under the ownership of McGarrell Reilly who have a proven track record in providing high-quality residential and ancillary mixed-use developments. They are also in the process of constructing residential dwellings on the adjoining lands at Millerstown. The site is also fully serviced following the completion of infrastructural works carried out by the applicant required as part of previous planning applications.

The National Planning Framework (NPF 2040) which replaced the National Spatial Strategy is a strategic policy document designed to support the sustainable growth of the country up to 2040. While the NPF advocates and promotes consolidated growth their development must adhere to the highest development and design standards to ensure the creation of attractive and sustainable places to live and work.

The consolidation of existing urban areas is a top priority;

- National Policy Objective 3a states that at least 40% of all new homes nationally should be delivered *“within the built-up footprints of existing settlements”*
- National Policy Objective 3c states that 30% of all new homes that are targeted in settlements other than the five cities and their suburbs should be delivered *“within their existing built-up footprints”*.

The Eastern and Midland Regional Spatial and Economic Strategy (RSES) 2019-2031 was adopted on the 28 June 2019, is a strategic plan linked to the NPF with a view to shaping the future development of the region up to 2031. Similar to the NPF, the RSES places a focus on the compact growth of existing urban areas and identifies Kilcock as being located within the Dublin Metropolitan Area. It should also be noted that the Meath County Development Plan identifies the subject site as being within the Kilcock Development Area Boundary.

Objective RPO 3.2 (RSES) states that Local Authorities 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 area of Dublin City and suburbs and a target of at least 30% for other urban areas”*.

The applicant, McGarrell Reilly Homes, are currently in the process of developing lands at Millerstown (ABP Reg. Ref. PL17.246141 and MCC RA150205;), which is contiguous to the subject lands. This residential development was granted permission by ABP in June 2016 for the construction of 150 No. residential units with construction having commenced in 2018. McGarrell Reilly have also secured planning permission for an additional 130 No. residential units on lands to the northwest of Millerstown granted under Meath County Council Reg. Ref. RA161443 which is contiguous to the subject lands.

The subject lands are fully serviced following the completion of a comprehensive package of infrastructural works carried out by the applicant to facilitate existing permissions. These infrastructure works, that will facilitate the development of the subject lands, included;

- A new roundabout on the Maynooth Road;
- The construction of a public open amenity space and links between the subject lands and the Royal Canal Greenway which runs between Kilcock Town Centre and the university town of Maynooth.
- A new junction on the R125 linking the area back to Kilcock Town Centre;
- A distributor road - final section to the new R125 it with the R148 due to be completed in Q1 2020; and,
- Comprehensive foul and water connections and flood alleviation works have been completed.

Kilcock Town Centre is easily accessible (c.10min walking time) ensuring that a variety of community services are readily available. The site is well connected to Kilcock Train Station, bus routes and the M4 Motorway providing easy access to Dublin City Centre, the wider Metropolitan Area and in turn opens-up many employment opportunities in the immediate vicinity.

It is considered that the proposed development responds to the need to integrate with its surroundings and its development should be viewed as an attempt to consolidate the future growth of Kilcock. These lands have already been identified as a suitable location for residential development and are identified as being within the Dublin Metropolitan Area and Kilcock Development Area Boundaries.

It is considered that the granting of permission for the proposed development on these Phase 2 lands will ensure that future growth in Kilcock will remain compact and be consistent with the requirements of the NPF and RSES. The level of development proposed will enable the sustainable growth of Kilcock and alleviate the unbalanced growth of the town in a southerly direction.

The development of these Phase 2 lands is considered appropriate and should be allowed to progress for the following reasons:

- The subject lands are located within the Metropolitan Area as identified in the RSES;
- The subject lands are located within the Kilcock Development Area Boundary as identified in the Meath County Development Plan 2013 - 2019;
- The subject site is under the ownership of McGarrell Reilly who have a proven track record of providing high-quality residential dwellings. They are also in the process of actively developing the adjoining lands at Millerstown;
- The site is fully serviced following the completion of infrastructure works that have been provided by the applicant;
- The subject site is well connected with easy access to Kilcock town centre, Kilcock train station, bus routes and the M4 Motorway;
- The proposed development will assist in rebalancing the growth of Kilcock, in accordance with the Kilcock LAP and alleviate the unbalanced growth of the town in a southerly direction; and,
- Will provide much needed residential accommodation and assist in achieving local, regional and national housing policy objectives.

Appropriateness of the subject lands for the scale of development

Both the Meath County Development Plan (2013-2019) and the Kildare County Development Plan (2017-2023) identify Kilcock as a Moderate Sustainable Growth Town. Moderate Sustainable Growth Towns are positioned third in the settlement hierarchy after Large Growth Towns 1 and Large Growth Towns 2.

The Meath County Development Plan includes a number of objectives that aim to guide the development of towns throughout the County. Objective SS OBJ 11 states that it is an objective of Meath County Council 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.”

Kildare County Council also identify a number of objectives to help guide the development of Moderate Sustainable Growth Towns. It includes:

“Within the Hinterland area the overall function is for the Moderate Sustainable Growth Towns to develop in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas. The provision of a strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required”.

There are a number of objectives common to both Development Plans that aim to guide the development of Moderate Sustainable Growth Towns. These include:

- Their continued role as important commuting towns within the Metropolitan area;
- Their continued growth linked to the capacity of public transportation connections and the capacity of social infrastructure; and,
- Continued connectivity, through local bus, cycle and pedestrian routes, to other towns and suburbs to realise the sustainable growth of these towns.

It is evident that Moderate Sustainable Growth Towns, such as Kilcock, play an important role in assisting both Local Authorities in achieving their Development Plan objectives in terms of sustainable residential growth. The development of these lands will provide an opportunity to facilitate the construction of 575 No. dwellings at a time when areas such as Kilcock are experiencing significant housing shortfalls.

The housing targets set out for Kilcock provide for a total No. of 1,459 dwellings. These figures are provided from:

- Meath (Kilcock Environs Written Statement) - 398 No. dwellings up to 2019;
- Kilcock LAP 2015-2021 - 1,061 No. units up to 2021.

From the period of March 2014 to September 2019, Commencement Notices for a total of 501 No. units (150 No. units in Meath and 351 No. units in Kildare) have been issued. This identifies the fact that Kilcock will fall short of their respective targets (c. 958 No. units).

A more detailed description of commencement notices is outlined in the final section of this report.

Census Data

The following tables identify data obtained from the 2016 Census in relation to the population, family size and household type to understand the demographics of Kilcock as a whole.

Population	
Male	2,939
Female	3,154
Total	6,093

TABLE 1 - POPULATION OF KILCOCK (CENSUS 2016)

Size of Family	No. of Families	No. of Persons in Families	No. of Children in Families
2 persons	497	994	133
3 persons	371	1,113	440
4 persons	457	1,828	940
5 persons	198	990	601
6 or more persons	79	501	348
Total	1,602	5,426	2,462

TABLE 2 - FAMILY SIZE IN KILCOCK (CENSUS 2016)

Type of Household	Households	Persons
One person	316	316
Married couple	217	434
Cohabiting couple	105	210
Married couple with children	823	3,412
Cohabiting couple with children	119	424
Father and children	14	37
Mother and children	179	486
Couple and others	27	88
Couple, children and others	46	236
Father, children and others	3	14
Mother, children and others	19	67
Two or more family units	25	133
Non-family households and relations	14	40
Two or more non-related persons	75	182
Total	1,982	6,079

TABLE 3 - PRIVATE HOUSEHOLDS IN KILCOCK (CENSUS 2016)

Type of Accommodation	Households	Persons
House/Bungalow	1,662	5,310
Flat/Apartment	305	724
Bed-sit	0	0
Caravan/Mobile Home	0	0
Not Stated	15	45
Total	1,982	6,079

TABLE 4 - TYPE OF ACCOMMODATION IN KILCOCK (CENSUS 2016)

The data presented in **Tables 2, 3 and 4** show that Kilcock is largely a settlement of families. 33% of the population live in '4+ Person Families' while the dominant household type is identified as being 'Married Couples with Children' which make up 56% of the population. Furthermore, the most common type of accommodation in Kilcock is 'House / Bungalow' which make up 84% of the total housing stock.

The Census data indicates that the proposed development of 575 residential units on the subject site comprising of 388 No. housing units, 121 No. Duplex units and 66 No. apartments is an appropriate dwelling mix for the settlement of Kilcock and will assist in maintaining Kilcock as a settlement predominantly made up of family units. Maintaining this dwelling mix will ensure the long-term viability and vitality of Kilcock Town Centre as a service location.

Kilcock's place on the settlement hierarchy and its housing targets established in the Meath and Kildare County Development Plans show that the proposed scheme of 575 No. units is consistent with the anticipated growth of the area. The Census data indicates that Kilcock is a family orientated settlement with houses and bungalows being the preferred housing option. Analysis of all Commencement Notices dating from March 2014 suggests that Kilcock will fall short of its housing targets. The proposed 575 No. units will provide c.34% of the units in the housing targets in the current Meath and Kildare County Development Plans. As such, the proposed development is considered to be a positive step in Kilcock realising its housing targets in the medium term.

Evidence that the subject lands are sequentially appropriate for development

Land Use Zoning

The Meath County Development Plan 2013-2019 identifies the subject lands within the zoning area A2 'New Residential' [Residential Phase II (Post 2019)] with the objective of providing 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. **Figure 1** shows the zoning map in the Meath County Development Plan 2013-2019 and **Table 5** identifies the permissible uses allowed in the site (and shows in bold text the proposed development infrastructure).

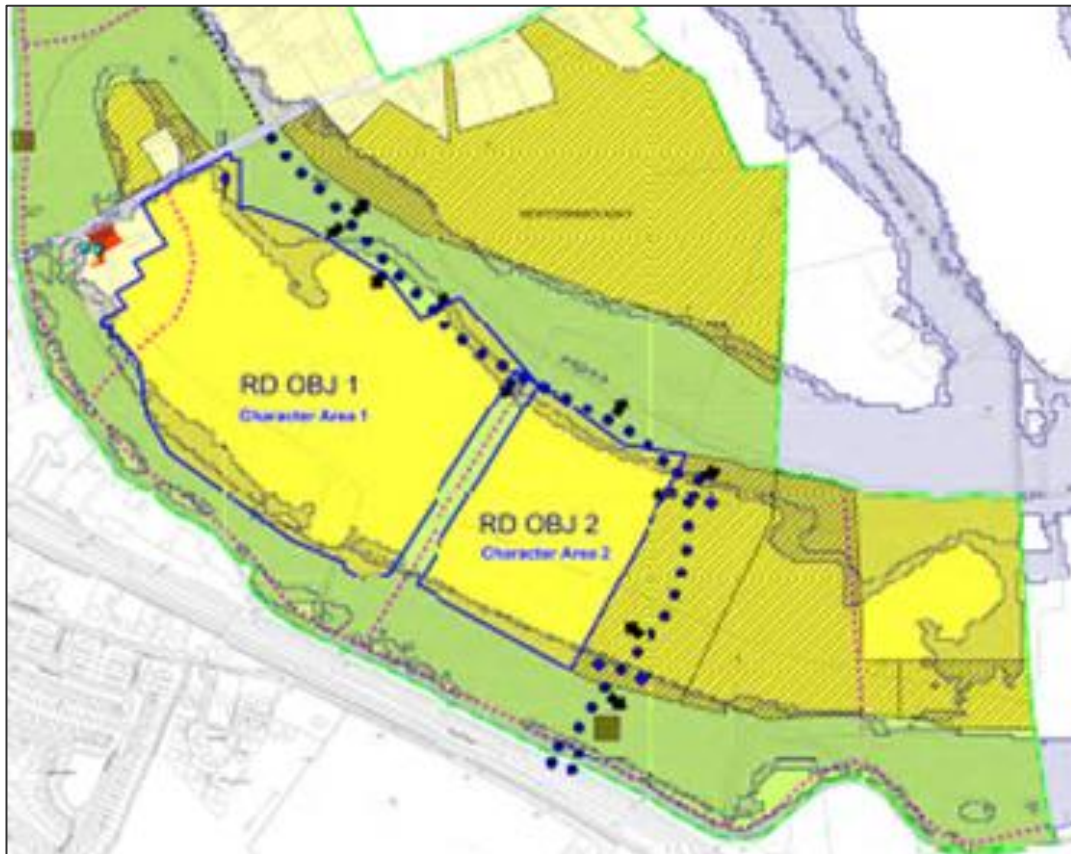


FIGURE 1 - ZONING MAP FROM THE MEATH COUNTY DEVELOPMENT PLAN 2013-2019

Zoning Objective A2
<i>Permitted uses</i>
B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility , Convenience Outlet, Childcare Facility , Children play / Adventure Centre, Education (Primary or Secondary Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities , Residential / Sheltered Housing, Retirement Home / Residential Institution / Retirement Village, Water Services, Public Services.

TABLE 5 - PERMISSIBLE USES FOR A2 ZONED LANDS AS PER THE MEATH COUNTY DEVELOPMENT PLAN

The subject lands are located within the Phase II (Post 2019) designated area meaning they will not be brought forward for development in the lifetime of the current County Development Plan. Due to the timing of the process for the adoption of the Eastern and Midland Regional Spatial and Economic Strategy, there has been a delay in the process to review the current Meath County Development Plan 2013-2019. It should be noted that the Meath County Development Plan is under review and at the time of submitting this application the draft County Development Plan is scheduled to go on public display in December 2019.

The proposed 575 No. residential units and associated facilities is consistent with the land use zoning objectives and provides an opportunity to rebalance the uneven geographic growth experienced in Kilcock to date. The subject site provides an opportunity to develop the town in a sustainable manner. The proximity of the proposed housing estate and associated facilities to the town centre will provide future residents with immediate access to a variety of services and public transportation links.

As such, given the infrastructural works completed by the applicant, its location within the Dublin Metropolitan Area and Kilcock Development Area Boundary, its proximity to Kilcock Town centre and the availability of existing services it is evident that the proposed development provides an excellent opportunity to facilitate the future expansion of Kilcock in a sustainable form.

Quantity of Zoned Land

In order to ascertain the quantity of land zoned for residential development within the settlement of Kilcock it is necessary to assess the area in the context of both Meath and Kildare Local Authorities. Whilst the subject site is located within Co. Meath, part of the existing settlement is located in the administrative area of Kildare County Council.

Figure 2, taken from of the Kilcock Local Area Plan 2015 – 2021, shows the different administrative areas of Kilcock. The areas outlined in red and green are both under the administration of Kildare County Council. However, the lands outlined in blue are under the administration of Meath County Council with the location of the subject site identified in yellow.

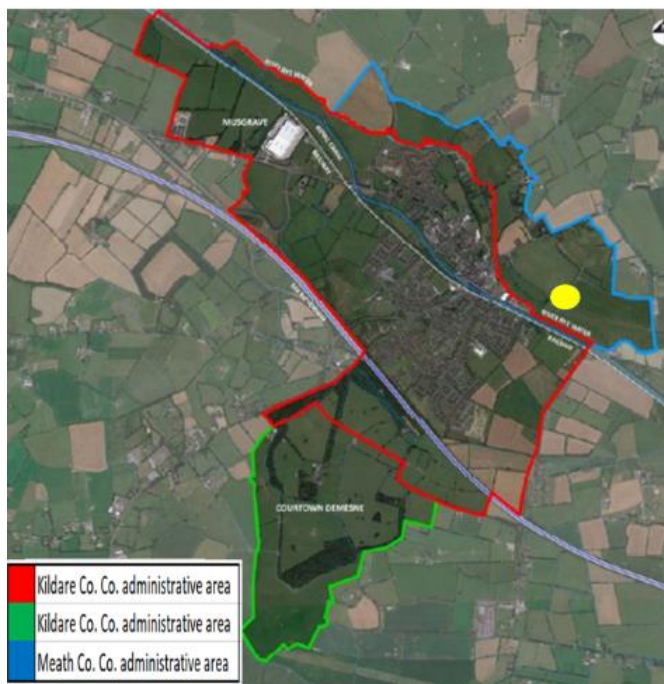


FIGURE 2 - STATUTORY BOUNDARIES FROM THE KILCOCK LAP 2015-2021

Meath County Council

The subject site is located within the administrative area of Meath County Council. The Kilcock Environs Written Statement (Meath County Development Plan 2013-2019) states that 11.4 hectares of residential land is required to accommodate the necessary housing allocation of the Kilcock Environs (398 units). It continues by stating that a further 63.5 hectares of land were identified in the Kilcock Local Area Plan (2009) for residential use. Based on these figures, the amount of land zoned for residential use in the Kilcock Environs amounts to a total of 74.9 hectares.

Kildare County Council

The Kilcock Local Area Plan 2015-2021 sets out the housing requirements for the town over the lifetime of the Plan. It points to the county settlement strategy which sets out a targeted growth of 850 No. new housing units in Kilcock over the period 2006-2017. The LAP refers to the guidance issued from the Department of Environment, Heritage and Local Government (2007) which advised local authorities to over zone land by one-third to one-half to ensure housing targets are met. Using this direction, the LAP determined that:

“The LAP housing target increases to 1,635 units when additional 50% over-zoning is applied. Regards must also be had to the 574 un-built units with valid permissions currently in existence. Taking these permissions away from the LAP target leaves a remaining target of 1,061 units for the period 2015–2021.”

The LAP states that a total of 40Ha of undeveloped land is zoned for residential use and estimates that, depending on densities, has the potential to deliver approximately 1,128 No. units. It is noted that this figure exceeds the target quoted in the LAP by 67 No. units.

Figure 3 shows the various sites within the settlement of Kilcock earmarked for residential development. **Table 7** provides a breakdown of the site size, number of committed units, densities and total number of units that could be provided on each site. All information was obtained from the Kilcock LAP 2015-2021.

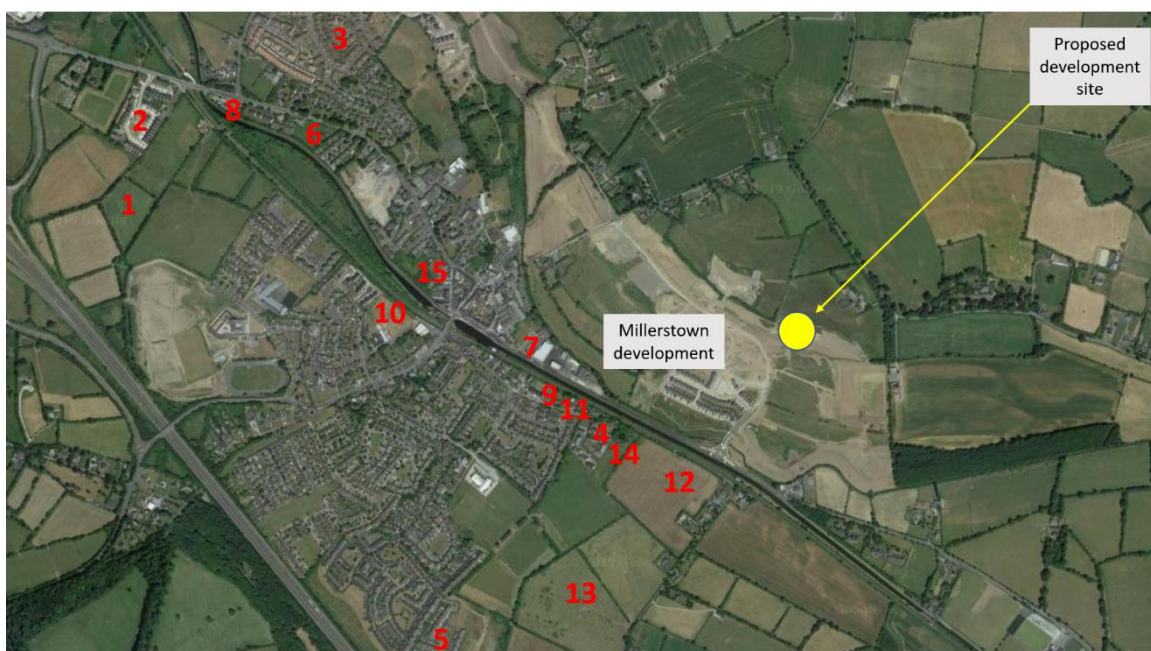


FIGURE 3 - MAP OF RESIDENTIAL SITES AS PER KILCOCK LAP

Location	Zoning	Site Size	Committed Units	Density	Unit Potential
1	New Residential	23 ha	N/A	30 per ha	690
2	Existing Residential	2.8 ha	39 units granted	N/A	39
3	Existing Residential	4.1 ha	181 units granted	N/A	181
4	Existing Residential	0.2 ha	4 units granted	N/A	4
5	Existing Residential	1.7 ha	N/A	25 per ha	42
6	New Residential	2.2 ha	N/A	30 per ha	66
7	Town centre	0.92 ha	N/A	30 per ha	27
8	New Residential	0.5 ha	N/A	25 per ha	13
9	Existing Residential	0.2 ha	N/A	25 per ha	5
10	Existing Residential	0.66 ha	N/A	25 per ha	17
11	Existing Residential	0.44 ha	N/A	25 per ha	11
12	New Residential	9.3 ha	291 units granted	N/A	291
13	New Residential	9.5 ha	N/A	25 per ha	237
14	New Residential	0.78 ha	N/A	25 per ha	20
15	Town Centre	1.0 ha	59 units granted	N/A	59
Total Units					1,702

TABLE 6 - THE UNIT POTENTIAL OF UNDEVELOPED SITES ZONED FOR RESIDENTIAL DEVELOPMENT

It is evident from **Figure 3** that most sites are located in close proximity to Kilcock Town Centre which shows that it is a clear objective of Kildare County Council to achieve the consolidation of the town. However, it should be noted that the proposed development site at Newtownmoyaghy is in closer proximity to the town centre and associated services than some of the sites identified in the Kilcock LAP.

Regeneration Sites

Strategic Redeveloped Sites and Regeneration Areas (Kildare CDP - Figure 27 and Table 12 of Kilcock LAP) consist mainly of existing residential sites, greenfield sites or those that are currently under construction. Although there are no designated Regeneration Sites located within the administrative area of County Meath there are a number identified in Co. Kildare. **Table 7** outlines the broad objectives for each site and **Figure 4** shows the location and general boundary of each site.

Site	Location	Broad Objective
Zed Candy	Edge of town centre along Church Street.	New urban neighbourhood with sustainable densities and a strong sense of place.
Corscaddens & Bridge Street	Off Church Street, bounded by the Royal Canal & Bridge Street.	Highly sustainable, mixed use urban quarter with a strong sense of place.
Monastery Site	Northern side of Market Square.	High quality public realm in Market Square, providing a landmark for the town and a focal point for its overall regeneration.
Kelly's Bakery	Off Market Square along New Rd.	High quality town centre mixed use development incorporating elements of the former factory buildings.

TABLE 7 - STRATEGIC REDEVELOPMENT SITES AND REGENERATION AREAS AS PER THE KILCOCK LAP

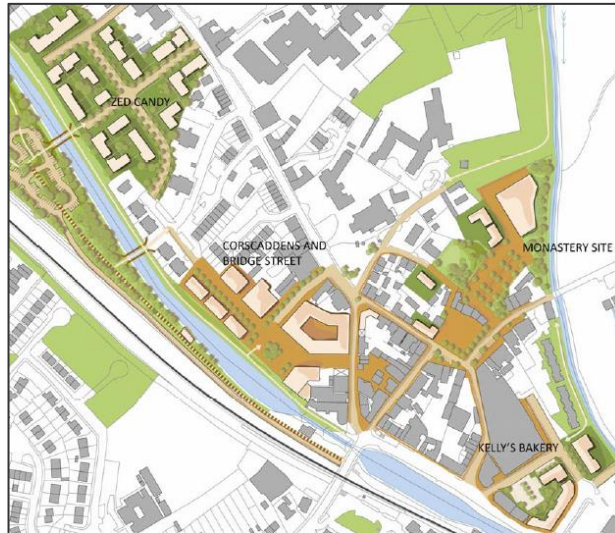


FIGURE 4 - INDICATIVE LAYOUTS OF REGENERATION SITES IN KILCOCK

The Kilcock Local Area Plan 2015-2021 states that:

“This set of guiding principles encourages and promotes the redevelopment and regeneration of strategic sites and areas within and adjacent to the town centre in order to achieve a consolidated town with an intensity of development from edge to core”.

The policies outlined in the Kildare County Development Plan 2017–2023 in relation to regeneration within Kilcock are as follows:

R20: Encourage and facilitate the regeneration of land and buildings in the Kilcock Core Retail Area and other Town Centre zoned lands.

R21: Work with all stakeholders in further promoting the asset of Kilcock’s heritage townscape and location of the Royal Canal.

Specific details relating to the 4 No. regeneration sites in Kilcock are not available. However, the LAP does include an indicative Masterplan for the town as a whole (see **Figure 5**). It is evident from the Masterplan that Kildare County Council have set a number of high-level objectives to transform the town and make it an attractive place for residents while simultaneously strengthening its economic base.

Furthermore, it is apparent that Kildare County Council have set an objective to ensure that the urban consolidation of Kilcock is achieved and that it is intent on halting the unsustainable growth of town further to the south. The identification of town centre regeneration sites, each of which are designated with high-level objectives, will ensure that Kilcock will develop in a more sustainable manner.



FIGURE 5 - INDICATIVE MASTERPLAN FOR KILCOCK

Extant Permissions

There are a number of extant planning permissions in the administrative areas of both Meath and Kildare County Councils. **Table 8** and **Table 9** provide a breakdown of each of these permissions in counties Meath and Kildare respectively.

Applicant	Date Granted	No. Units	Address	Reference
McGarrell Reilly	14/01/2016	150	Newtownmoyaghy	RA150205
McGarrell Reilly	31/10/2017	130	Newtownmoyaghy	RA161443
Total		280		

TABLE 8 - EXTANT PLANNING PERMISSIONS IN CO. MEATH

Applicant	Date Granted	No. Units	Address	Reference
Paul McCann	05 July 2016	64	Former Zed Candy Factory, Kilcock	15463
Chesford Developments Ltd	28 July 2016	70	Oughteranny Village, Branganstown, Kilcock	15349
Rycroft Homes Ltd	Under construction	332	Land adjoining Brayton Park, Kilcock	PL09.302746
BHG Property (Kilcock) Ltd	10 January 2018	450	Branganstown, Kilcock	161345
Connaught Close Properties Ltd	13 May 2016	6	Connaught St, Kilcock	151040
Merlon Developments	19 August 2016	121	Boycetown, Commons East	15595
Total		1,043		

TABLE 9 - EXTANT PLANNING PERMISSIONS IN CO. KILDARE

In total, extant permissions account for 1,323 No. residential units in Kilcock.

Local Authority	Plan Timeline	Unit Target
Meath County Council	2013 – 2019	398
Kildare County Council	2015 - 2021	1,061
Total		1,459

TABLE 10 - TOTAL HOUSING TARGETS FOR KILCOCK

Table 10 shows the residential unit target as set out in the Meath County Development Plan 2013-2019 (Volume 5 Kilcock Environs Written Statement - 398) and the Kilcock LAP 2015-2021 (1,061) is 1,459 No. units up to 2019 and 2021 respectively.

Tables 12, 13 and 14 outline the number of commencement notices issued by Meath County Council (MCC) and Kildare County Council (MCC) for residential development since March 2014 and compare these figures with the targets set in the respective statutory plans (Building Control Management System, records only available to March 2014). <https://www.localgov.ie/en/bcms>

County Council	Development Details	Address	Reference	Commencement Date
KCC	Construction of 2 No. units.	Connaught Street, Kilcock, Co. Kildare.	14/382	21 July 2016
KCC	Construction of 6 No. units.	Connaught Street, Kilcock, Co. Kildare.	15/1040	28 October 2016
KCC	Construction of 8 No. units.	Highfield Estate, Kilcock, Co. Kildare.	Not available. Notice no. (CN0022786KE)	12 December 2016
KCC	Construction of 23 No. units.	Ryebridge, Boycetown, Commons Est., Kilcock, Co. Kildare.	15/595	22 March 2017
KCC	Construction of 4 No. units.	Ryebridge, Boycetown, Commons Est., Kilcock, Co. Kildare.	15/595	21 June 2017
KCC	Construction of 17 No. units	Ryebridge, Kilcock, Co. Kildare.	15/595	27 September 2017
KCC	Construction of 45 No. dwellings and ancillary site work	Church Street, Kilcock, Co. Kildare.	15/463	30 May 2018
KCC	Construction of 94 No. dwellings in Phase 1	Branganstown, Kilcock, Co. Kildare.	16/1345	12 October 2018
MCC	Second phase of construction of 150 units and creche facility	R148, Kilcock, Co. Meath.	MCC Reg. Ref. RA150205 ABP PL17.246141	15 October 2018
KCC	Construction of 18 No. units in Ryebridge.	Ryebridge, Boycetown, Commons Est., Kilcock, Co. Kildare.	15/595	8 November 2018
MCC	Third phase of construction of 150 no. residential units and creche facility	R148, Kilcock, Co. Meath.	MCC Reg. Ref. RA150205 ABP PL17.246141	01 February 2019
KCC	Construction of 18 No. apartments in 2 No. 4-storey blocks	Royal Canal Court, Kilcock, Co. Kildare.	15/463 18/539	4 March 2019
KCC	Construction of 17 No. units at Ryebridge.	Ryebridge, Boycetown, Commons Est., Kilcock, Co. Kildare.	15/595	10 April 2019
KCC	Construction of 99 No. dwellings in Phase 2 of residential development.	Branganstown, Kilcock, Co. Kildare.	16/1345	5 September 2019
Total: 501 Units				

TABLE 11 - COMMENCEMENT NOTICES FOR MEATH AND KILDARE COUNTY COUNCILS

As shown in **Table 11**, the Commencement Notices issued for Kilcock since March 2014 were for developments containing 501 No. residential units.

The residential unit targets outlined by Meath and Kildare County Councils equate to 1,459 No. units over the lifetime of the respective plans (2019 and 2021). However, with Commencement Notices issued only for developments containing 501 No. units it is clear that the settlement of Kilcock will not meet the housing targets that have been set in the respective Development Plans.

Conclusion

It is evident that the development of these Phase 2 lands is justified for a number of reasons.

Our client, McGarrell Reilly Homes, has demonstrated a clear commitment to delivering residential units in the area with many of the units at Millerstown currently under construction. Many of these dwellings have been completed and are now occupied. McGarrell Reilly have also completed considerable infrastructure works as part of previous planning applications that enable the future development of the subject site.

The proposed development of 575 No. residential dwellings is approximately 1km of the town centre will enable the sustainable growth of Kilcock and significantly contribute to the consolidation of the town as per local, regional and national planning objectives.

It is evident from this assessment that there is a demand for the provision of additional housing units in the area. Kilcock is identified as a Moderate Sustainable Growth Town and is within the Dublin Metropolitan Area as identified in the Eastern and Midland Regional Spatial and Economic Strategy (RSES) and has failed to achieve its targets as set out in Meath and Kildare County Statutory Plans. The proposed development is within the Kilcock Development Area Boundary as identified in the Meath County development Plan.

The proposed development of these Phase 2 lands by McGarrell Reilly Homes, who have a proven track record in providing high-quality residential units and have successfully completed residential dwellings and infrastructural works in the area, will greatly assist in the sustainable growth of the town. The proposed development will ultimately facilitate the development of 575 No. residential dwellings and assist in achieving local, regional and national housing policy objectives. As such, it is evident that these lands should be brought forward and actively developed.