

# Response to An Bord Pleanála Pre-Application Consultation Opinion

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

December 2019



Prepared on behalf of  
McGarrell Reilly Homes.

## Document Control Sheet

<b>Client</b>	McGarrell Reilly Homes			
<b>Project Title</b>	Newtownmoyaghy SHD			
<b>Document Title</b>	Response to ABP Pre-Application Consultation Opinion			
<b>Document No.</b>	MHP_3782			
<b>OSI Licence No</b>	EN0005415			
<b>Document Comprises</b>	DCS	TOC	Text	Appendices
	1	1	14	0
<b>Prepared by</b>	AT	<b>Checked by</b>	JK	

<b>Rev.</b>	<b>Status</b>	<b>Issue Date</b>
A	Final	19.12.2019

## Contents

1.0	<b>Introduction .....</b>	<b>4</b>
2.0	<b>Statement of Response to General Matters.....</b>	<b>4</b>
	2.1 Principle of Development.....	4
	2.2 Development Strategy.....	5
	2.3 Traffic and Access.....	8
	2.4 Surface Water Management and Risk of Flooding.....	9
3.0	<b>Statement of Response to Specific Matters .....</b>	<b>10</b>
4.0	<b>Notification of Statutory Bodies.....</b>	<b>14</b>

## 1.0 Introduction

This report addresses the 4 No. general items and 13 No. specific information requirements requested by An Bord Pleanála (ABP) in their Notice of Pre-Application Consultation Opinion (Case Ref. ABP-304422-19) issued on the 9<sup>th</sup> of July 2019 in relation to the proposed Strategic Housing Development (SHD) at a site in Newtownmoyaghy, Kilcock, Co. Meath.

## 2.0 Statement of Response to General Matters

This report has been prepared to address each of the issues in sequence as outlined in the Board's Opinion and will argue that the granting of permission for the proposal on lands zoned for residential development will facilitate the delivery of high-quality residential units in close proximity to the town centre.

### 2.1 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.*

A detailed report providing a rationale for the proposed development of these phase 2 lands, that outlines their appropriateness for development and demonstrates that the lands are sequentially appropriate for development has been prepared by McCutcheon Halley Chartered Planning Consultants and is submitted with this application under separate cover. See report titled **Principle of Development**.

- *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 PL 17.246141 regarding the flood protection measures and implementation of the entire distributor road.*

Substantial infrastructure has been delivered to date to serve the proposed development. A 7.3m wide link road (approximately 0.57km in length) with footpaths and cycle tracks on both sides has been substantially completed under ABP Reg. Ref. PL17.238370 (preceding MCC Reg. Ref. DA/100614). The remainder of the link road tying into the R125 Moyglare Road is currently under construction under ABP Reg. Ref. PL17.239375 (preceding MCC Reg. Ref. DA/106697). It is anticipated that these works will be completed in early 2020. The upgrade to the signalised junction at the R125 / link road to the west of the subject site was substantially completed in Q3 2018. Upgrade works from this signalised junction towards Meath Bridge to the south are to commence in Q1 2020 under ABP Reg. Ref. PL09.238818.

A strategic 375/450mm diameter foul sewer and a 280/315mm diameter watermain was constructed as part of the above planning approvals to serve the proposed development. The strategic foul sewer discharges to the existing Irish Water (IW) 600mm diameter foul sewer located to the south of the subject site. This, in turn, discharges to the Kilcock Waste Water Treatment Plant (WWTP). The connection to the existing foul sewer was made in Q3 2017 and was approved by Kildare County Council (KCC) and Irish Water (IW).

The strategic watermain connects to the existing IW watermain in the Kilcock Town Centre at the junction of the R148 and the New Road. This watermain connection was completed in Q4 2017 and was approved by IW. The remainder of the foul sewer and watermain networks in the link road are currently under construction and it is anticipated that these works will be completed in early 2020. Please refer to DBFL's **Overall Existing Infrastructure Plan** drawing with the extent of infrastructure completed and currently under construction clearly outlined – see appended layout drawing number 190009-DBFL-XX-XX-DR-C-3050.

In addition, a DMURS roundabout and partial road realignment of the R148 Maynooth Road works were completed in Q3 2017 (located within the administrative area of Kildare County Council under Reg. Ref. 10/571 and ABP Reg. Ref. PL09.238818). These works were undertaken for access to the road which once completed will provide a link between the R148 and R125 Regional Roads. As part of these works a 2m wide footpath and associated public lighting were provided along the northern boundary of the R148 from the roundabout towards Kilcock Town Centre to the west providing a pedestrian link to the town. These works were completed in Q4 2017 and were approved and taken in charge by KCC. We would note that there is an existing greenway alongside the Royal Canal on the southern boundary of the R148 providing excellent pedestrian and bicycle linkages to the town.

In relation to flood works we confirm that the entirety of the flood protection measures set out in appeal reference numbers PL09.238818, PL17.238370, PL17.239211, PL17.239375, PL17.239523, PL17.239772 and PL17.240405 are fully completed and have been approved by MCC.

## 2.2 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.*

The overall design approach has been amended significantly to address the matters raised in the Opinion issued by An Bord Pleanála.

Whereas in the Pre-Application submission there were 9 No. house-types, all of which were 2-storey and either 3-bed or 4-bed the design now includes 20 No. house-types which range from 2-bed to 4-bed and from 2-storey to 3-storey in detached, semi-detached and terraced form. House designs include narrow-fronted units, double-fronted units, tall units, short units, L-shaped units and corner units with two street faces. Additionally, there is now a mix of 1-bed, 2-bed and 3-bed dwellings in a wider range of multi-unit buildings comprising maisonettes, simplex apartments, duplex apartments and apartments. Materials and finishes proposed are of high-quality.

- *That high-quality materials and finishes are used throughout and a greater variety of house design provided.*

CCK Architects completed the **Architect & Urban Designers' Report** and is submitted with this application under separate cover. This report and the proposed house type and apartment block drawings indicate elevational materials and finishes (see the architectural schedule of drawings submitted with this application under separate cover).

The distinctiveness of the Newtownmoyaghy development is its consistent design approach and palette of materials. Brick houses with discrete render parts make recognisable traditional streetscapes, while varying use of elements such as double height bays, single height bays and render/brick ratios allows variety in the street composition while retaining its familiarity. Corners are turned with double fronted houses and a variety of canopies evoke the familiar language of traditional houses.

The apartment design has been informed by the distinct nature of the river parkland and Royal Canal nearby. A variety of brick reflects that of the houses while full height glazing and glazed or railing balustrades make use of the light and views available. Apartments closer to houses are closer to their scale, with complementary pitched roofs, gable fronts and render/brick treatment. **Table 1** shows the notes on finishes in the associated architectural drawings submitted with the application under separate cover.

<p><b>House Type B1</b></p> <ul style="list-style-type: none"> <li>• Roof: Clay or concrete tiles with solar thermal or photovoltaic panels subject to orientation and detailed design.</li> <li>• Walls: Painted render finish and/or Selected facing brick.</li> <li>• Windows: uPVC or timber framed.</li> <li>• Gutters/downpipes: uPVC or aluminium.</li> <li>• Front Door: Selected coloured composite or painted timber door with fanlight and/or sidelight and/or glazed light in leaf.</li> </ul>
<p><b>Corner Block Finishes</b></p> <ul style="list-style-type: none"> <li>• Roof: Clay or concrete tiles with solar thermal or photovoltaic panels subject to orientation and detailed design.</li> <li>• Walls: Painted render finish and/or Selected facing brick.</li> <li>• Windows: uPVC or timber framed.</li> <li>• Gutters/downpipes: uPVC or aluminium.</li> <li>• Front Door: Selected coloured composite or painted timber door with fanlight and/or sidelight and/or glazed light in leaf.</li> </ul>
<p><b>Apartment Block finishes</b></p> <ul style="list-style-type: none"> <li>• Selected brick, zinc cladding and painted render where indicated on drawings.</li> <li>• AluClad, Aluminium or PVC windows/doors.</li> <li>• PVC fascias and soffits.</li> <li>• Selected roof tiles or slates.</li> <li>• Balconies and supporting structure to be low-maintenance powder coated steel.</li> </ul>
<p><b>Apartment Block finishes (Part V)</b></p> <ul style="list-style-type: none"> <li>• Selected brick, zinc cladding and painted render where indicated on drawings.</li> <li>• AluClad, Aluminium or PVC windows/doors.</li> <li>• PVC fascias and soffits.</li> <li>• Selected flat roofs where indicated.</li> <li>• Balconies and supporting structure to be low-maintenance powder coated steel.</li> </ul>

**TABLE 1 - BUILDING FINISHES FOR DIFFERENT UNIT TYPES**

- *The creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.*

A clear hierarchy has been developed from the most public outer park edges leading into minor streets within, which in turn branch off into intimate local streets, in full compliance with DMURS. DBFL Consulting Engineers completed a **DMURS Design Statement** that details how the proposed development complies with the DMURS design principles and is submitted with this application under separate cover.

- *Appropriate connections and permeability to the adjacent school site and through adjoining lands and the town centre.*

The proposed scheme now allows for numerous local connections to the surrounding residential area, school and town. DBFL Consulting Engineers completed a **Linkages Plan** (drawing number 190009-DBFL-XX-XX-DR-C-1000) and is submitted with this application under separate cover. The Linkages Plan shows the main pedestrian and bicycle routes;

- 1) Within the proposed development;
- 2) Between the proposed development and Kilcock;
- 3) The locations of the local train station and bus stops; and,
- 4) The locations of local shops, schools, and sports grounds.

The DMURS design principles also required consideration of design elements such as movement function, street layout, wayfinding and permeability within the proposed development.

- *That the development of excessively long streets with homogenous housing typologies is avoided.*

CCK Architects completed the **Architect & Urban Designers' Report** and is submitted with this application under separate cover. This report details the variety of the streetscapes with the design incorporating a mix of house and apartments providing a range of typologies and sizes. Each street will have an intrinsic individuality, due to its relationship to and particular views of, the park, its geometry, the varied building lines and the mix of wide and normal width house types.

The street layout was also designed in compliance with DMURS design principles. DBFL Consulting Engineers completed a **Linkages Plan** and a **Roads Hierarchy Plan** (drawing number 190009-DBFL-XX-XX-DR-C-2000). These plans should be read in conjunction with the movement function, place function, street layout, etc. as outlined in Table 3 in the **DMURS Design Statement**.

- *That the apartments are appropriately sited.*

The multi-unit type residential buildings are the apartments, corner blocks and duplexes. These are marked in the architects **Site Layout Plan - Overall** (drawing number 1829 P 104) and can be identified by reference to the Architects document schedule. The locations of these buildings have been appropriately sited with regard to proximity to the town centre and the Royal Canal Greenway. They are predominately located overlooking the public open amenity spaces, parks, playing fields and the link streets. This is to provide passive surveillance from taller structures located with longer views. Individual corner houses look both ways to ensure no blind spots at street corners.

- *That a high-quality landscape strategy for the site is provided.*

NMP Landscape Architects completed a **Landscape Design Statement** which is submitted with this application under separate cover. A high-quality landscape strategy has been provided, with sensitive integration of buildings with parks in response to the natural topography of the site. The landscape strategy also integrates the proposed development with the adjacent construction and consented residential developments.

- *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.*

A variety of open space typologies incorporates play areas, seating opportunities and exercise areas. The scale of the site allows for a variety of trails to be utilised for recreation and connectivity to key destinations. CCK Architects completed the **Architect & Urban Designers' Report** and is submitted with this application under separate cover. This report details how the designers developed in the layout in consideration of connections, movement, activity and surveillance; including the location of building types and design of the street layout.

The street layout was also designed in compliance with DMURS design principles. DBFL Consulting Engineers completed a **Linkages Plan** and a **Roads Hierarchy Plan** (drawing number 190009-DBFL-XX-XX-DR-C-2000). These plans should be read in conjunction with the movement function, place function, street layout, etc. elements in Table 3 in the **DMURS Design Statement**. Also, the approach to reduce the speed of vehicular traffic and a predominately looped street networks will facilitate surveillance.

- *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.*

CCK Architects completed the **Architect & Urban Designers' Report** and is submitted with this application under separate cover. This document clearly addressed the 12 criteria in the Department of Housing, Planning and Local Government (2009) PG19 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)*.

DBFL Consulting Engineers completed a **DMURS Design Statement** and is submitted with this application under separate cover. This statement clearly details how the design principles will be implemented through adherence to recommendations in relation to individual design elements.

- *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.*

CCK Architects completed the **Architect & Urban Designers' Report** and is submitted with this application under separate cover. Section 3.8 of this report details how the layout design considered the Western Edge, the common boundary between the existing dwellings along the R125 and the proposed development. The rear gardens of existing houses to the west are secured by the rear gardens of the new housing which is two-storey and generally over 50m back to back. This design protects the amenity of the existing residential development along the R125.



## 2.3 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;*

The design and layout of the internal road layout has been amended to ensure parallel roads to the distributor road have been omitted. Please refer to **DBFL Road layout drawings** 190009-DBFL-XX-XX-DR-C-2000 to 190009-DBFL-XX-XX-DR-C-2004 inclusive.

- *Access and parking arrangements to serve creche and GAA lands;*

Access and parking arrangements to serve the creche and GAA club have been agreed with MCC Transportation Section. As requested, a raised 2m wide footpath and 2m wide cycle track has been provided on both sides of the access road that services the southern residential area and the GAA club. 14 No. car-parking spaces and 40 No. bicycle spaces have been provided for the creche. 40 No. car-parking spaces and 32 No. Bicycle spaces have been provided for the GAA Club. For access arrangements please refer to **DBFL Road layout drawings** 190009-DBFL-XX-XX-DR-C-2000 to 190009-DBFL-XX-XX-DR-C 2004 inclusive submitted with the application under separate cover.

- *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.*

Please refer to the DBFL Consulting Engineers **Linkages Plan** drawing number 190009-DBFL-XX-XX-DR-C-1000 with pedestrian / cyclist connectivity outlined. Linkages to the school, GAA club and Kilcock town centre via the R148 / Royal Canal Greenway and R125 are indicated.

## 2.4 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.*

Please refer to the DBFL Consulting Engineers **Infrastructure Design Report** that is submitted with this application under separate cover. This report details the storm water strategy for the development lands. Proposed SUDS measures, surface water treatment and attenuation measures proposed for the scheme will be similar to that employed in the neighbouring Millerstown Development (retention basins, permeable paving in driveways, swales in landscape areas where possible) as agreed with MCC Water Services Section. As requested, attenuation calculations are included in the Infrastructure Design Report and have been issued to MCC Water Services Section. The Infrastructure Design Report references engineering drawings submitted with the application under separate cover where relevant.

Please refer to **Site Specific Flood Risk Assessment** (SSFRA) submitted with this application under separate cover. The SSFRA is in accordance with the requirements of the 'Planning System and Flood Risk Management Guidelines'. Pre-flood and post-flood zone mapping and a detailed justification test has been provided as requested. Please refer to DBFL drawings 190009-DBFL-XX-XX-DR-C-3040 to 190009-DBFL-XX-XX-DR-C-3043 inclusive for plans of the extent of flood mitigation works. Cross-sections through the as-constructed flood works indicating proposed site levels relative to sources of flooding are provided in DBFL drawings 190009-DBFL-XX-XX-DR-C-3044 and DBFL-XX-XX-DR-C-3045 which have been submitted with the application under separate cover.

### 3.0 Statement of Response to Specific Matters

This section is a response to the 13 No. specific items raised in the Opinion received from An Bord Pleanála on foot of the Pre-Application Consultation meeting. To avoid repetition in the application documentation, where information is contained within other supporting documentation and is relevant to the response, the reader is referred to the relevant report.

#### 1. *Detailed Archaeological Impact Assessment*

A detailed **Archaeological Impact Assessment** was prepared by Archer Heritage Planning and is submitted with this application under separate cover. The Assessment concludes by stating that the avoidance of development impacts on archaeological heritage and preservation in-situ of archaeological sites and monuments is always the preferred option. However, it recognises that there are significant constraints on the design and layout of the proposed scheme from relevant planning guidelines. The avoidance of the archaeological sites, outlined in detail in the attached report, would require a substantial revision of the proposed layout and would be difficult to achieve in a sustainable manner.

The Archaeological Impact Assessment concludes by providing two recommendations that include:

- 1) Should this development proceed, it is recommended that the archaeological sites identified in this assessment be subject to full archaeological excavation in advance of construction and carried out under licence to the Department of Culture, Heritage and the Gaeltacht in consultation with the National Museum of Ireland.
- 2) Following mitigation of any impacts to the identified archaeological site, all ground disturbance works across the remainder of the development site should be monitored by a suitably qualified archaeologist.

#### 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.*

Details of all materials and finishes are provided in the **Architect & Urban Designers' Report** and the **Landscape Design Statement** that are submitted with this application under separate cover. Details relating to the long-term management and maintenance of the proposed development are provided in the **Building Life Cycle Report** prepared by CCK Architects. Also see relevant information in Section 2.2 of this report addressing the PAC Opinion that "*high-quality materials and finishes are used throughout and a greater variety of house design provided*".

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.*

Please refer to the **Housing Quality Assessment** prepared by CCK Architects and submitted with this application under separate cover. **Table 2** shows the exceedance of the minimum required total floor areas for each building type, which ranges between 10.6% and 20.5%. The Housing Quality Assessment contains the detailed residential schedule of accommodation tables for all building types. These tables clearly show that all units meet or exceed the areas in the Sustainable Urban Housing: Design Standards for New Apartments' 2018.

<b>Building Type</b>	<b>Minimum Required Total Floor Area (m2)</b>	<b>Provided Total Floor Area (m2)</b>	<b>Overall Exceedance of Minimum Areas</b>
House	36,530.0	44,006.8	20.5%
Duplex	2,748.0	3,284.1	19.5%
Corner Blocks	5,091.0	6,058.1	19.0%
Apartment	4,258.0	4,710.8	10.6%

**TABLE 2 - EXCEEDANCE OF MINIMUM REQUIRED TOTAL FLOOR AREAS**

All houses, duplex units and corner block units are dual or triple aspect. Of the 66 No. apartments; 3 are triple aspect (4.5%); 40 are dual aspect (60.6%) and 23 are single aspect (34.8%). All single aspect units are either east, west, southwest, or southeast facing.

Both the minimum storage and private open space areas are met or exceeded for all unit types. For the houses the combined minimum required storage area is exceeded by 16.1% and the combined minimum required private open space is exceeded by 11.3%. For the duplex units the combined minimum required storage area is exceeded by 3.3% and the combined minimum required private open space is exceeded by 56.1%. For the corner blocks the combined minimum required storage area is exceeded by 4.9% and the combined minimum required private open space is exceeded by 18.3%. For the apartment units the combined minimum required storage area is exceeded by 4.2% and the combined minimum required private open space is exceeded by 53.2%. For all units the combined minimum required storage area is exceeded by 11.4% and the combined minimum required private open space is exceeded by 41.8%.

4. *A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.*

Please refer to the **Traffic and Transport Assessment** prepared by DBFL Consulting Engineers and submitted with this application under separate cover. The assessment concludes that the impact on the surrounding road network will be minimal. The assessment was based on the anticipated levels of traffic generated by the proposed development, the existing and future road infrastructure and the information and analysis provided throughout the report.

The Traffic and Transport Assessment concludes by stating that there are *“no traffic or transportation related reasons that should prevent the granting of planning permission for the proposed development”*. A **Road Safety Audit and Quality Audit** are also provided.

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.*

DBFL Consulting Engineers completed the **DMURS Design Statement** which is submitted with this application under separate cover. This statement details the specific design features that have been incorporated into the proposed development. DBFL Consulting Engineers are of the opinion that the proposed development is consistent with both the principles and guidance outlined within the Design Manual for Urban Roads and Streets (DMURS). The scheme proposals are the outcome of an integrated design approach that seeks to implement a sustainable community connected by well-designed streets which deliver safe, convenient and attractive networks in addition to promoting a real and viable alternative to car-based journeys.

6. *Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.*

McCutcheon Halley Chartered Planning Consultants prepared a **Childcare Assessment Report** which is submitted with this application under separate cover. This report assesses the existing childcare provision and capacity in close proximity to the subject site and provides an opinion on the need for a childcare facility to be integrated into the proposed design.

The report concludes by stating that *“having regard to the proximity of existing services and the availability of childcare spaces within existing facilities, combined with the proposed 623sqm childcare facility that will provide for 119 No. childcare spaces, it is considered that both the existing and proposed childcare services in Kilcock will be more than capable of meeting any future demand generated as a result of 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.*

NMP Landscape Architects completed a **Landscape Design Statement** which is submitted with this application under separate cover. Also, CMK Horticulture & Arboriculture completed an **Arboricultural Impact Report**, an **Arboricultural Assessment Report**, a **Tree Protection Strategy** and associated drawings which are submitted with this application under separate cover.

A high-quality landscape strategy has been provided, with sensitive integration of buildings with parks in response to the natural topography of the site. The landscape strategy also integrates the proposed public open amenity space with the adjacent residential developments (constructed and consented), in particular along the Rye Water. Where possible trees and hedgerows will be retained. Proposals aim to enhance biodiversity by following the national pollinator plan, increase carbon sequestration and integrate with drainage and flood defence proposals.

Concurrently, the design celebrates a variety of open space typologies which incorporate play, seating opportunities and exercise. The scale of the site allows for a variety of trails to be utilised for recreation and connectivity to key destinations including the integration of cycleways and home zones.

The overall character of the site will respond to the natural topography and its rural setting as well as the micro-climate by providing sheltered areas for residents and guests. In addition to the main public park,

several pocket parks and open spaces are proposed between rows of housing, providing attractive smaller spaces for passive and active recreation.

Further detail on play areas, materials, boundary treatments, street furniture and lighting can be found in the accompanying **Landscape Design Statement** and should be read in conjunction with the associated drawings submitted with this application.

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).*

CCK Architects completed a **Building Lifecycle Report** in accordance with the planning guidelines *Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) 2018*. This report is submitted with this application under separate cover.

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.*

McCutcheon Halley Chartered Planning Consultants completed a **School Demand Report** which is submitted with this application under separate cover. This report assessed the existing capacity of schools in the surrounding catchment area and forecast the likely demand for additional school places that will be created following the completion of the proposed residential development.

The report concludes that the existing primary and post-primary schools, along with the proposed school developments as outlined, have the capacity to accommodate the demand likely to be generated by the proposed development. Notwithstanding this, the Meath County Development Plan contains an objective for Kilcock for the provision of a primary school adjacent to the subject site. McGarrell Reilly have reserved a 1.6Ha site for the provision of a primary school and have received correspondence from the Department of Education and Skills confirming that the school will likely have sufficient capacity for 16 – 24 No. classrooms.

10. *A construction and demolition waste management plan.*

DBFL Consulting Engineers have prepared a **Construction and Environmental Management Plan (CEMP)** which is submitted with this application under separate cover.

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.*

A Phasing Plan for the proposed development has been prepared by CCK Architects and is submitted with this application under separate cover. Details relating to the provision of Part V units are also provided.

12. *Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.*

Openfield Ecological Services prepared an **Appropriate Assessment Screening Report** and a **Natura Impact Statement (NIS)** which are submitted with this application under separate cover.

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.*

Please refer to DBFL's **Overall Existing Infrastructure Layout Drawing 190009-DBFL-XX-XX-DR-C-3050 Overall Existing Infrastructure Plan** which indicates the extent of roads, paths, cycle facilities and associated public lighting completed to date, currently under construction and proposed for construction. The works will be undertaken by the approved contractor and will be agreed with MCC. It is anticipated that all upgrade works will be completed by Q2 2020. Details of areas to be taken in charge are also provided.

## 4.0 Notification of Statutory Bodies

We can confirm that a copy of this application including all supporting drawings and reports in printed and electronic form have been issued to;

- 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