



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-300414-17**

**Proposed Development: 164 no. residential units (156 no. houses, 8 no. apartments), crèche, 339 no. car parking spaces, 14 no. bicycle parking spaces, open space and all associated site works at The Paddocks residential scheme (reg. ref. 16/1013).**

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. Residential Density

Further consideration/justification of the documents as they relate to the proposed residential density. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the relevant provisions of the Newbridge Local Area Plan 2013-2019 including Policy HL6 of same and the proximity of the site to Newbridge town centre and Railway Station. The further consideration of this issue may

require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

## 2. Roads Layout and Parking Provision

Further consideration/justification of the documents as they relate to the roads layout and parking provision. This consideration should have regard to, inter alia, to the 'Design Manual for Urban Roads and Streets', in particular the need to provide a clear hierarchy of streets and the recommendations of DMURS with regard to parking layouts. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

## 3. Foul and Surface Water Drainage

Further consideration/justification of the documents as they relate to the proposed foul and surface water drainage. This consideration should have regard to (i) provision for surface water runoff from Phase I of the development and (ii) phasing and connection to the Upper Liffey Valley Regional Sewerage Scheme. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

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. Planning report to provide a rationale for the proposed public open space provision, with regard to the relationship between Phases I and 2 of the overall scheme and the need for public open space within the proposed development to serve development permitted under Phase 1.
2. A noise report, which addresses the potential noise impact from the adjoining railway line and clearly outlined proposed noise mitigation measures, if so required.
3. Traffic Impact Assessment, to include consideration of the traffic generated by Phase I of the development, traffic impacts as a result of the completion of the distributor road required under Policy SRO 8(c)(i) of the Newbridge Local Area Plan 2013-2019 and the proximity of the site to Newbridge Railway Station.
4. Planning report providing a detailed rationale for the proposed car parking provision with regard to (i) the location of the site adjacent to Newbridge Station

(ii) development plan parking standards and (iii) parking provision for the crèche, to be supplemented by a Transportation Impact Assessment and a Mobility Management Plan.

5. Site Specific Flood Risk Assessment.
6. Assessment of potential impacts on Morrinstownbillar House, to consider impacts on the shared boundary including tree protection and visual impacts.
7. AA Screening report, to consider potential impacts on Pollardstown Fen SAC (site code 000639) including hydrogeology.
8. Part V proposals with regard to relevant national guidance.

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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation; archaeological and architectural heritage protection)
5. An Taisce-the National Trust for Ireland (in the interests of nature conservation; archaeological and architectural heritage protection)
6. Heritage Council (in the interests of nature conservation; archaeological and architectural heritage protection)
7. Failte Ireland (in the interests of archaeological and architectural heritage protection)
8. An Comhairle Ealaíonn (in the interests of archaeological and architectural heritage protection)
9. Relevant Childcare Committee

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Rachel Kenny  
Director of Planning  
February, 2018