



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-300511-17**

**Proposed Development: 266 no. houses.  
Kilmalum Road, Blessington, Kildare, Co. Wicklow.**

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. Wastewater Treatment

Further consideration of the documents as they relate to wastewater treatment. Clarity is to be provided concerning the delivery of wastewater infrastructure required to serve the proposed development, including works to the Blessington WWTP. The documents should provide details of necessary upgrade works to the Blessington WWTP to include, inter alia: what works exactly are required; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development. The prospective applicant is advised that any application for development prior to obtaining of consents for

the wastewater infrastructure may be considered premature. 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. Residential Density

Further consideration of documents as they relate to the density in the proposed development having regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to Outer Suburban/Greenfield sites. 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. Roads and Traffic

Further consideration of the documents as they relate to traffic impacts as a result of the development and road works outside the development site that are necessary to facilitate the development, in particular works to the Kilmalum road including the road frontage of the development site and pedestrian facilities on the western side of the Kilmalum road between the development and the roundabout, onwards to the Naas road and at the Kilmalum road / Naas road junction. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

4. Drainage and Flood Risk

Further consideration of the documents as they relate to drainage and flood risk including SUDS measures, site specific flood risk and the capacity of the culvert at the Kilmalum road. This consideration and justification should have regard to the Kildare County Development Plan 2017-2023, the Blessington and Small Towns Environs Plan, and the 'The Planning System and the Flood Risk Management Guidelines for Planning Authorities' (2009). The further consideration of this issue may require amendments 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. Planning report to address the issue of proposed residential density with regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009).
2. A plan outlining the location of the proposed road improvements and cycle/pedestrian improvements at the Kilmalum road, Kilmalum road roundabout and at the Naas road / Kilmalum road junction, also pedestrian and cycle connections to Blessington Manor. The development description should clarify which works are to be carried out within the red line site boundary and provide details of any works to be carried out outside the development site, including who is to carry out the works, when they will be completed and permissions from relevant landowners where necessary.
3. Rationale for proposed car parking provision with regard to development plan car parking standards.
4. Detailed drainage proposals and site specific flood risk assessment. Full details of any associated works to increase the capacity of the culvert at the Kilmalum road and address restrictions to the capacity of the stream at the entrances to adjacent bungalows. The development description should clarify which works are to be carried out within the red line site boundary and provide details of any works to be carried out outside the development site, including who is to carry out the works, when they will be completed and permissions from relevant landowners where necessary.
5. Visual Impact Assessment with regard to the location of the site in the Eastern Uplands Landscape Character Area of Co. Kildare, a Class 3 High Sensitivity Area.
6. A statement of housing mix, to set out how the proposed housing mix has been determined having regard to local supply and demand and how the proposal meets any target housing mix for the area with regard to the settlement strategy of the Kildare County Development Plan 2017-2023.

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 (National Parks and Wildlife Service)
5. Inland Fisheries Ireland
6. Local Childcare Committee



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10<sup>th</sup> April, 2018