



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-300556-18

**Proposed Development:** Demolition of an existing derelict house and sheds. Construction of 151 no. dwellings, link road onto the R445 at Ballymany, Newbridge and associated site works. Ballymany, Newbridge, Co. Kildare.

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. Infrastructure

- (a) Further consideration of the documents as they relate to the proposed development in light of the identified Road Objective SRO 5 in the Newbridge Local Area Plan 2013 with regards to the provision, or otherwise, of a link road along the extent of the proposed site boundary. In this regard, the delivery of this infrastructural upgrade relative to the delivery of the proposed dwelling units on site should be addressed in detail. Further consideration of

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

- (b) Further consideration/clarification of the documents as they relate to the wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development.

## **2. Density**

Further consideration/justification of the documents as they relate to the density proposed in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such Outer Suburban/Greenfield sites. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

## **3. Design, Layout and Unit Mix**

Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. In addition to density which is addressed above, the matters of unit mix and design, the configuration of the layout, elevational treatments and finishes should all be given further consideration. Further consideration of the documents as they relate to the development of a gateway building fronting onto the R445 having regard to the prominent location of this element of the proposal. The treatment and usability of the public realm surrounding the proposed building fronting onto the R445 and its interface with the adjoining areas of parking may also require consideration and/or justification in the documentation submitted at application stage. 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. A detailed phasing plan for the delivery of the proposed development.
2. A site layout plan showing which areas are to be taken in charge by the planning authority.
3. A site layout plan indicating pedestrian and cycle connections with the adjoining residential development and also to transport modes (train station/ bus stops) in the vicinity.
4. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and retention of existing trees or hedgerow, where applicable.
5. Site Specific Construction and Environment Management Plan (CEMP).
6. Colour coded layout plan identifying different unit types proposed.
7. Photomontages showing the proposed development from various vantage points in the vicinity.
8. A site layout plan clearly outlining location of Recorded Monuments in the vicinity of the site.
9. Details relating to bat surveys undertaken.
10. Further consideration of the submitted noise impact assessment, which further addresses the potential noise impact from the M7 motorway and clearly outlines noise mitigation measures, if considered necessary.

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:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Minister for Culture, Heritage, and the Gaeltacht
- An Taisce – the National Trust for Ireland

- Heritage Council
- Fáilte Ireland
- An Comhairle Ealaíonn

**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.

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Tom Rabbette  
Assistant Director of Planning  
February, 2018