



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-300948-18**

**Proposed Development: 123 no. residential dwellings, childcare facility and all associated works.**

**Phase 3, Oldtown Mill, Celbridge, 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.

#### **Wastewater Services**

Further consideration of documents as they relate to foul sewer network constraints downstream of the development as indicated in the Water Services report dated 27 February 2018 and contained in Appendix B of the Planning Authority's Opinion. An outline of the necessary works to address the constraints and what parties will be responsible for the works. In addition, there should be clarity as to whether such works would be the subject of a separate consent process and or compulsory purchase process. Timelines for the delivery of any works is required relative to the delivery of the proposed development. Given the existing deficiencies in the provision of adequate sewerage infrastructure, the applicant should satisfy

themselves that the proposed development would not be premature pending the delivery of required infrastructural improvements. 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. Flood Risk Assessment – Additional documentation relating to the flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with ‘The Planning System and Flood Risk Management’ Guidelines for Planning Authorities (including the associated ‘Technical Appendices’).
2. Sufficiently detailed cross section drawings through proposed and existing adjacent residential development.
3. The preparation of a suitably detailed tree survey Arboricultural report.
4. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and retention of existing trees or hedgerow, where applicable. Drawings should specifically detail the boundary treatment, if any, to the adjoining public open space associated with The Glen to the north east.
5. A parking layout that reflects the most appropriate quantum of car parking provision for a suburban site and includes the details of convenient locations and facilities for bicycle parking.
6. A Construction and Demolition Waste Management Plan should be provided.
7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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. National Transport Authority
2. Irish Water

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Tom Rabbette  
Assistant Director of Planning  
April, 2018