



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300968-18

Proposed Development: 251 no. residential units (176 no. houses, 75 no. apartments/duplex units), a crèche and all associated site works.

Shackleton Road, Oldtown, 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.

1. 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 8th March, 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.

2. Road Layout

Further consideration of documents as they relate to the layout and configuration of the proposed development as it abuts Shackleton and Oldtown Road, including amendments to the public road and new site entrances, with specific reference to Chapter 4 Street Design of the Design Manual for Urban Roads and Streets. Shackleton and Oldtown Road lack a number of pedestrian facilities such as footpaths and crossing points. The interface between the proposed development and its interaction with the function and role of Shackleton Road should be given particular focus in terms of pedestrian and cyclists facilities. In addition, further design refinement of how the proposed development will present an appropriate urban edge to existing public roads should be given careful consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Surface Water Management and Flood Risk Assessment

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 8th March, 2018 and contained in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate 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' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Public Open Space

Further consideration should be given in relation to the design rationale/ justification outlined in the documents as it relates to the open space

proposed particularly in the context of the maximisation of use of existing vegetation in the proposed layout; i.e. hedgerows and mature trees. The location of the main play space close to high voltage powerlines should be given careful consideration. Passive supervision opportunities from residential development of pedestrian connections to the wider road network should be carefully considered. The 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. Full and complete drawings, including levels and cross sections showing the connections and interface between the proposed development and the Shackleton Road and Oldtown Road.
2. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and retention of existing trees or hedgerow, where applicable.
3. The preparation of a suitably detailed tree survey and Arboricultural report.
4. 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.
5. A Construction and Demolition Waste Management Plan should be provided.
6. A phasing plan for the proposed development should be provided.
7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority. Streets should be shown up to the boundaries of the site and facilitate future access.
8. Details of undergrounding or re-routing of any overhead ESB power lines.

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 (in relation to transport)
2. Inland Fisheries Ireland
3. Irish Water

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.

Tom Rabbette
Assistant Director of Planning
April, 2018