



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301180-18

Proposed Development: 315 no. units, childcare facility, upgrading junction works at Athgarvan Road/The Hall Road, part completion of planned distributor road and associated works.

Athgarvan Road, Kilbelin, 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. Roads Layout and LAP Objective SRO 5(a)

Further consideration/justification of the documents as they relate to the roads layout and LAP objective SRO 5(a), to include (i) indicative layout for the interaction between the proposed roads layout and the new bridge over the River Liffey; (ii) details of related ground levels, embankments, pedestrian connections, landscaping, etc. (iii) proposals for the treatment of the relevant

area of the site in any intervening period prior to the construction of the River Liffey bridge and in the event that the development of SRO 5(a) does not take place; (iv) details of proposed signalised 4 arm junction where SRO 5(a) meets the R416 including VRU crossing facilities and (v) visitor car parking provision. This consideration should have regard to, inter alia, 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.

2. Surface Water Drainage and Flood Risk

Further consideration of the documents as they relate to drainage and flood risk including SUDS measures and site specific flood risk, to include a Justification Test if necessary and consideration of (i) the CFRAMS future climate change scenario and (ii) potential impacts of flood mitigation measures on the River Liffey. Future drainage of the Southern Relief Road should be factored into proposed drainage design. This consideration and justification should have regard to the Kildare County Development Plan 2017-2023, the Newbridge Local Area Plan 2013-2019, 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.

3. Wastewater Treatment

Further consideration/justification of the documents as they relate to the proposed wastewater treatment. This consideration should have regard to phasing and connection to the Upper Liffey Valley Regional Sewerage Scheme. Clarity is to be provided concerning the delivery of wastewater infrastructure required to serve the proposed development, including works to the Upper Liffey Valley Regional Sewerage Scheme. The documents should provide details of necessary upgrade works to the Scheme 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.

4. Residential Density and Housing Mix

Further consideration/justification of the documents as they relate to the proposed residential density and housing mix. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the settlement strategy of the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan 2013-2019. 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. Full details of proposed pedestrian connection to the Liffey Valley Park to the north of the site, to include consent from relevant landowners where necessary.
2. Appropriate Assessment Screening report, to consider potential impacts on Pollardstown Fen SAC (site code 000639).
3. Arboricultural assessment and tree protection plan to specifically address impacts on the existing mature trees at the northern end of the site, including those adjacent to any pedestrian connection to the Liffey Valley Park and those in the grounds of Kilbelin House.

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
5. An Taisce

6. The Heritage Council
7. Fáilte Ireland
8. An Chomhairle Ealaíonn
9. Inland Fisheries Ireland
10. Relevant Childcare Committee

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
May, 2018