



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-302130-18

Proposed Development: 122 no. residential dwellings, public open space, provision of 255 no. car parking spaces, extension of the permitted and under construction roadway (KCC Reg. Ref. 15/848, ABP Ref: PL09.246859) for the creation of pedestrian and vehicular access from the Kilcullen Road (R448) and all associated site works.

Kilcullen Road, Bluebell, Naas, 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. The Status of the Naas Local Area Plan and the Zoning of the Development Site

Further consideration of the documents as they relate to the land use zoning objective pertaining to the site. The prospective applicant should satisfy himself/herself that the subject site is zoned for residential use and thus meets the requirements of section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Should an application be made to An Bord

Pleanála pursuant to section 4 of the said 2016 Act, the application documentation should seek to demonstrate to An Bord Pleanála that the site is zoned for residential use or for a mixture of residential and other uses

2. Residential Density

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 draft 'Urban Development and Building Heights Guidelines for Planning Authorities', the settlement strategy of the Kildare County Development Plan 2017-2023 and the Naas Local Area Plan (with regard to item 1 above). 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. Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development, in particular connections to adjoining lands. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design 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. Detailed statement of housing mix.
2. Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
3. Detailed landscaping proposals.
4. Cross sections to indicate proposed ground levels, roads, public open spaces and building heights.

5. Visual Impact Assessment with photomontages and 3D modelling, to include consideration of impacts on distant views of the development from areas to the west of the development site.
6. Drainage details to include (i) details of the design, operation and maintenance of the proposed pumping station with regard to potential impacts on residential amenities due to noise and odours; (ii) assessment of the foul sewer outfall to demonstrate that it can cater for the proposed development; (iii) legal agreement regarding the surface water outfall through land outside the site boundary.
7. Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the Department of Culture, Heritage and the Gaeltacht which is attached.
8. AA screening report.

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-the National Trust for Ireland
6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Kildare County Childcare Committee

Tom Rabbette
Assistant Director of Planning
September, 2018