



An  
Bord  
Pleanála

**Case Reference:  
ABP-302334-18**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development:**

**Residential development of 131 dwellings, 1 vehicular link at Kill Hill Lane, 2 vehicular connections to the Avenue, Earls Court and a further pedestrian link at No. 16 The Green, Earls Court, provision of new Heritage Trail and all associated and ancillary site development works.**

**Kill Hill & Earls Court, Kill, 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. Infrastructural Constraints

Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development in

particular as it relates to Contract 2B of the Upper Liffey Valley Sewerage Scheme. The documentation at application stage should clearly indicate the proposals to address the constraints, the compulsory purchase order process and completion of same and the timelines involved in addressing the constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

## 2. Density

Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to established social and community services in the immediate vicinity. 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. Unit Mix

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to unit mix and particularly the prevalence of 3-bed units and limited number of 1 & 2 bed units within the documents should be given further consideration. 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 plan of the areas excluded for the calculation of net density in addition to a plan of the open space within the site clearly delineating public and private spaces.
2. Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
3. Details of all materials proposed for the proposed buildings, open spaces and paved areas.
4. A full and complete drawing that details all boundary treatments within the development and on external boundaries including fencing proposed during the construction process.
5. A detailed phasing plan for the proposed development should be provided.
6. 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:

- Transport Infrastructure Ireland
- Department of Culture, Heritage and the Gaeltacht (Wexford Office)
- Heritage Council
- An Taisce — the National Trust for Ireland
- Irish Water
- Kildare County 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 2018 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

11<sup>th</sup> October 2018