



An
Bord
Pleanála

**Case Reference:
ABP-302746-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 10-year permission for 332 no. dwellings, crèche and associated site works.

Lands adjoining Brayton Park, Kilcock, 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. Water and Waste-water capacity constraints

Further consideration of documents as they relate to the possible prematurity of development having regard to the existing local network capacity constraints and the constraints in the Lower Liffey Valley Catchment Area and the time-frames in which these may reasonably be expected to be addressed particularly where development consents may be required. This further consideration should have

regard to the reason for refusal in respect of File Ref. No. PL.246663 for the adjoining lands and any change in circumstances since the issuing of this decision by An Bord Pleanála and also any proposals by the prospective applicant which may address these concerns. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream to the Rye Water, a SAC. This further consideration should have regard to the requirements of the Local Authority in respect of surface water treatment and disposal and SUDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices') and include hydraulic modelling where considered appropriate. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Development Strategy and urban design response

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed layout, scale and density of the proposal particularly in the context of the provisions of section 7.4.4.1 of the Kilcock Local Area Plan for the Bawnogues Expansion Area and the indicative layout provided. In addition, further consideration of National Policy and Guidelines with particular regard to the 12 criteria set out in the Urban Design Manual, which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), commencing with Criteria No. 1 Context. In addition, any justification should have regard to the proximity to and frequency of public transport services, existing and proposed,

and to the strategic location of the site vis-a-vis such services. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

4. Movement and Transportation

Further consideration and/or justification of the documents as they relate to vehicular, cycle and pedestrian connections including legibility and permeability to and through the development site. Further consideration should be given to the local policies contained in the Kilcock LAP regarding provision of connections, in particular the specific objectives MTO 11 which seeks to develop a new cycle link from the Bawnogues to the Train Station using 'the Island' as a route along the Railway and MTO 25 which seeks to link Bawnogues to the M4 interchange.

Further consideration should be given to how the proposed street hierarchy and access arrangements are consistent with the principles of the Design Manual for Urban Roads and Streets. Consideration should also be given to public transport routes proposed to serve the development lands. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

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. Córas Iompair Éireann
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council

6. An Taisce – the National trust for Ireland
7. Kildare County Childcare Committee

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 layout plan with the zoning objectives overlain on the proposed residential scheme to provide clarity regarding location of residential units vis-à-vis the open space lands.
2. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
3. An Archaeological Impact Assessment.
4. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments and the open space lands to the south.
5. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties. Full details of any changes in levels proposed should be provided.

6. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
7. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
8. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
9. A construction and demolition waste management plan.
10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
11. A site layout plan indicating all areas to be taken in charge.
12. Noise Assessment Report having regard to proximity of site to M4
13. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.
14. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.

15. Applicant needs to satisfy himself and the Board in the event of making an application that the proposed development is not mandatory for the purposes of Environmental Impact Assessment. Attention is drawn to section 7 provisions of the Planning and Development Amendment Act 2016 and seek a determination, if desired. In the event that the development is considered sub-threshold, the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted.

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.

Assistant Director of Planning
,2018