



An
Bord
Pleanála

**Case Reference:
ABP-302920-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of 16 no. existing buildings. Construction of 298 no. residential units, neighbourhood centre, 3 no. retail units, childcare facility and all associated site works.

Former Magee Barracks Site, Hospital Street (R445), Kildare Town, 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. Further consideration is required in respect of the documentation relating to the residential density of the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') as they refer to brownfield and inner suburban sites, and to the need

to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage on a site close to the town centre of Kildare and its services and facilities, including public transport facilities, referred to in the Board's decision on application ABP-301371-18. The site area for the calculation of the net residential density should be delineated and measured in accordance with appendix A of the guidelines. This would exclude the land occupied by the spine road and neighbourhood centre, but not the proposed areas of open space that would mainly serve the needs of the residents of the scheme or the linear spaces along the edges of the site (which would not constitute significant landscape buffers within the meaning of appendix A of the guidelines). If the prospective applicant considers that the proposed open space at Parade Park should be omitted from the net site area for the calculation of the net residential density of the proposed development, then a justification as to why it should be regarded as an open space serving a wider area would need to be 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. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
2. A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works to Hospital Street. Details should also be submitted as to the timing and responsibility of works to Hospital Street and of any consultations

with the planning authority on the matter. Clarification should be provided if there are any outstanding issues regarding works to the street on which agreement has not been reached between the prospective applicant and the planning authority.

3. A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR3 of those guidelines
4. A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner. The scheme should also specify what links would be provided to the adjoining parts of the town, including Magee Terrace, the Ruanbeg Estate, Melitta Road and the road serving the neighbouring schools, as well as when they would be provided and who would be responsible for their provision.
5. Proposals for compliance with Part V of the planning act.
6. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
7. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
8. A draft construction management plan
9. A draft waste management plan.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce — the National Trust for Ireland
4. Transport Infrastructure Ireland
5. National Transport Authority
6. 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

January, 2019