



An
Bord
Pleanála

Case Reference:

ABP- 303910-19

Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion

Proposed Development: 165 no. dwellings, childcare facility and associated site works. Whitesland East/Kildare, Rathbride Road, Kildare Town.

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. Layout and Density

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and the Design Manual for Urban Roads and Streets.

Further consideration of documents as they relate to the residential density of the site. 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' and the provisions of SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, 2018. Particular regard should be had to the need to develop at a sufficiently high density to underpin the efficiency of existing or planned public transport service. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted. Consideration should also be given to how the net site density is calculated having regard to the provisions of Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and justification for exclusion of particular areas should be provided in the documentation with any such areas clearly identified on the site layout plan.

Consideration should also be given to the integration of the proposed development with the permitted residential scheme on lands to the south-west of the development lands and with other lands greenfield lands to the south-east to ensure an appropriate and cohesive approach to development of sustainable communities.

2. Public and Communal Open Space

Further consideration should be given to the design rationale/justification outlined in the documents as it relates to the public and communal open space provision particularly in the context of the disposition and usability of the public and communal open space areas relative to the proposed housing units it is intended to serve. Details of public open space hierarchy, ease of access, the qualitative nature and passive surveillance to all open space areas should be further considered. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Flood Risk and Surface water management

Further consideration of documents as they relate to flood risk, surface and storm water management for the development lands. Regard should be given to the requirements of the Local Authority in respect of flood risk, surface water treatment and disposal and SUDS measures proposed for the scheme having particular regard to the comments raised in the Water Services report submitted with the Planning

Authority's report dated 5th April 2019. 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. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous lands.
2. 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.
3. A site layout plan which clearly identifies the full extent of areas to be taken in charge. 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.
4. Landscaping details to include layout plan which identifies existing trees/hedgerows to be retained and details of tree protection measures during the construction period.
5. Additional water and waste water details to address matters raised in the planning authority's opinion dated 5th April 2019 in particular the Water Services Department's comments.
6. A statement setting out how the proposed layout is consistent with the principles of Design Manual for Urban Roads and Streets.

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. Minister for Culture, Heritage, and the Gaeltacht
3. Heritage Council
4. An Taisce – the National trust for Ireland
5. Fáilte Ireland
6. Chomhairle Ealaíon
7. Transport Infrastructure Ireland
8. Íarnród Éireann
9. Commission for Railway Regulation

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, 2019