



An
Bord
Pleanála

Case Reference:

ABP-304021-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 160 no. residential units (110 no houses and 50 no. apartments) and associated site works. Townland of Newtown, 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 constitute a reasonable basis for an application for strategic housing 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. Updated information with regard 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 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). In addition, the location and capacity of the proposed pumping station should be clearly described and address the siting and design concerns raised by the planning authority.

2. A detailed phasing plan for the proposed development, that takes into account item 1 above.
3. A plan of the areas excluded for the calculation of net density in addition to a plan of all open spaces within the site clearly delineating public and private spaces.
4. A planning rationale in respect of housing density, layout of open space provision and compliance (or otherwise) of core strategy figures, as applicable.
5. A detailed assessment and landscaping design masterplan that explains the hierarchy of public open spaces throughout the entire site, detailing play areas for different age groups, footpaths and cycleways and the integration of surface water management measures if appropriate.
6. A high level site layout plan indicating pedestrian and cycle connections through the development lands and any proposed future potential links, specifically Embassy Manor to the north of the site. All potential future pedestrian/cycle links should be provided up to the boundary of the application site.
7. Full and complete drawings including levels and cross sections showing the proposed relationship between the development and adjacent residential units, specifically between the development and 'The View' to the east. An appropriate interface design approach between the subject site and 'The View' should ensure that opportunities for passive supervision of access laneways are maximised.
8. A site layout plan which clearly indicates what areas, including any pedestrian and cycle routes/connections, are to be taken in charge by the Local Authority.
9. Drainage information to include 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. The location, specification and design of all surface water management infrastructure such as attenuation tanks, swales and outfalls.

10. 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.

11. Archaeological Impact Assessment, the prospective applicant is advised to note and address the issues raised in the submission from Department of Culture, Heritage and the Gaeltacht, received by the Board on the 17 April 2019.

12. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

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. Transport Infrastructure Ireland
2. Department of Culture, Heritage and the Gaeltacht
3. Heritage Council
4. An Taisce — the National Trust for Ireland
5. Irish Water
6. Kildare County Childcare Committee

Rachel Kenny
Director of Planning
May, 2019