



An
Bord
Pleanála

**Case Reference:
ABP-304422-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works.

Lands at Newtownmoyaghy Kilcock, Co. Meath.

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. Principle of Development

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out

- the full rationale for the development of these phase 2 lands;
- the appropriates of the subject lands for the scale of development proposed having regard to the position of Kilcock in the settlement hierarchy;

- demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land (including identified regeneration sites) and extant permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council;
- full details of the extent of infrastructure delivered to date to serve the subject area and compliance details as required under condition 3 of Planning Authority Reference RA/150205/Appeal Reference PL17.246141 regarding the flood protection measures and implementation of the entire distributor road.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The overall design approach to the site to ensure:
 - That an appropriate range of housing typologies and mix is provided and that a high quality living environment created with distinct character areas.
 - That high quality materials and finishes are used throughout and a greater variety of house design provided.
 - The creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.
 - Appropriate connections and permeability to the adjacent school site and through adjoining lands and the town centre.
 - That the development of excessively long streets with homogenous housing typologies is avoided.
 - That the apartments are appropriately sited.
 - That a high quality landscape strategy for the site is provided.

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The documentation at application stage should clearly indicate how 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 have been complied with.
- The location and disposition of apartments and dwellings on the northern site adjacent to existing residential development along the R125 should be considered having regard to the amenities of these existing dwellings.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Traffic and Access

Further consideration of documents as they relate to:

- The design and layout of the internal road layout including measures to omit parallel roads to the distributor road;
- Access and parking arrangements to serve crèche and GAA lands;
- Pedestrian and cyclist connectivity to the wider area including future linkages to the school, GAA lands and Kilcock Town Centre. This should include detailed design proposals along the R125 from the site to the town centre.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands. This further consideration should have regard to the requirements of the Local Authority in respect of surface water treatment, attenuation 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, mapping indicating the full extent of flood zones on the site, site levels and cross sections to indicate development levels relative to sources of flooding and detailed justification test. 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. Detailed Archaeological Impact Assessment.
2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings and duplex units, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
3. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
4. A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.
5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.
6. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

7. Landscaping proposals including an overall landscaping masterplan for the development site. 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.
8. 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).
9. 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. Clarity to be provided regarding the development of a school on the wider landholding.
10. A construction and demolition waste management plan.
11. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
12. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
13. A detailed report outlining the proposed works to be undertaken to the R125 in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed.

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. National Transport Authority.
2. Irish Water
3. Transport Infrastructure Ireland
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council
6. An Taisce – the National trust for Ireland
7. 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 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
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July,2019