



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304453-19

Proposed Development: Proposed Development: 210 no. houses and associated site works.

Branganstown - Phase 3, 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 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. Revised layout plan indicating clearly how an appropriate interface and connections between the proposed development and adjoining lands, particularly the school site to the west, the future residential lands to the east and Oughterany Village will be provided. Details of the necessary legal consent required to provide such future connections, particularly to the school and Oughterany Village to be provided.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatments. 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. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian and vehicular entrances and boundary treatments.
4. Detailed schedule of accommodation and layout drawing setting out the proposed housing mix for the entire development including details of the permitted scheme and future amendments proposed. Full justification of proposed housing mix to be provided.
5. Clarification on how net density has been calculated having regard to the definition of net density set out in 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009).
6. An Archaeological Impact Assessment.
7. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
8. A site layout plan indicating all areas to be taken in charge.
9. Appropriate Assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
10. A site specific flood risk assessment.
11. Traffic and Transportation Assessment including a Road Safety Audit and Quality Audit.

12. Detailed infrastructural report which provides a full assessment of any potential local network capacity constraints including any constraints in the Lower Liffey Valley Catchment area and constraints in the sewer network. Where any phasing arrangements are required, details should be provided of same.

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

Director of Planning
,2019