



An  
Bord  
Pleanála

**Case Reference:  
ABP-304689-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 262 no. residential units (44 no. apartments and 218 no. houses), creche and associated site works.**

**Lands at Rathevan, Kilminchy, Portlaoise, Co. Laois.**

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. 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 urban design approach to the site to ensure:
  - That an appropriate range of housing typologies and mix is provided.

- That high quality and innovative house design is provided with clear and distinct character areas and high quality materials and finishes.
- That the development creates strong urban edges having regard to the extent of road frontages abutting the site and an appropriate public realm/streetscape.
- That the treatment along the distributor road is considered further to create a more appropriate urban boulevard.
- The treatment of corners and street frontages is considered further with the provision of double fronted units to ensure an appropriate public realm and strong urban edges/streetscapes are created, blank walls and side gables avoided and better passive surveillance provide for.
- The design and layout of the internal road layout including measures to omit parallel road to the distributor road.
- Full compliance with the principles of DMURS including appropriate permeability and avoidance of cul de sacs, facilities for cyclists and re-consideration of roundabout access to the north east of the site.
- That a high quality landscape strategy for the site is provided including the treatment of area adjacent to the Red Lough and boundary treatment.
- That open spaces are appropriately overlooked and have a sense of enclosure.
- That the development of excessively long streets with homogenous housing typologies is avoided.
- That the crèche and retail units are appropriately located and provide for an appropriate focal point within the development.
- Pedestrian and cyclist connectivity to the wider area. This should include detailed design proposals along Lake Drive to the south of the site.
- That the development is appropriately integrated with Rosssdaragh Hill.

- 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.

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 cross sections, including the access road from Rosssdaragh Hill to the development site and relationship of the proposed houses with existing development. All cross sections to indicate proposed ground levels, roads, public open spaces and building heights.
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, 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 and the NTA National Cycle Manual.
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. An indication of any open spaces to be taken in charge should be provided. Measures to protect trees and hedgerows to be retained on the site should be detailed.
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 construction and demolition waste management plan.
10. 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.
11. Detailed report regarding how the appropriate Sustainable Urban Drainage Systems have been incorporated into the development.
12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. Minister for Culture, Heritage, and the Gaeltacht
4. Laois 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.

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Tom Rabbette  
Assistant Director of Planning,  
August, 2019