



An  
Bord  
Pleanála

**Case Reference:  
ABP-305560-19**

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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: 166 no dwellings (106 no. houses, 60 no. apartments) and associated site works. Kill Hill and Earls Court, Kill, 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 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**

- Assessment of the development with reference to the Core Strategy set out in the Kildare County Development Plan 2017-2023 and a full rationale for the development of these lands having regard to inter alia, the RSES County Population targets and future population allocation for the settlement of Kill and the suitability of the site for development having regard to its location and zoning history.

## **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 layout of the proposed development in relation to unit mix and particularly the limited number of 2 bed housing units.
- The need to provide appropriate double fronted corner units particularly along road frontages and adjacent to public open spaces to ensure appropriate passive surveillance.
- The overall design approach to the site to ensure the creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.
- The layout and design of car parking to ensure that all spaces are functional and do not impinge on public open space or unnecessarily conflict with pedestrian routes.
- The provision of an appropriate landscape strategy to include active play.
- The layout and disposition of open spaces to ensure the reduction in the number of incidental ancillary areas; better passive surveillance, particularly the large open space proposed to the south of the site.
- 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. A plan of the areas excluded for the calculation of net density in addition to a plan of the open space within the site clearly delineating public and private spaces.
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 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 including likely impact of development on existing junction 7 on the N7. The report should also include a full assessment setting out a detailed rationale for the proposed vehicular access from The Avenue, Earls Court including detail of any road upgrades and traffic calming measures proposed to facilitate same. It should also be detailed who is going to undertake the works required and the timelines involved relative to the construction and completion of 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. 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 (including external boundaries) should be submitted. Landscaping proposals should include a full method statement for the construction of the heritage trail including detail of construction methodology, proposed finishes and materials and public lighting strategy. Details of tree and hedgerow protection should also be provided.
7. 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).
8. 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.
9. Detailed design of proposed surface water management system proposed including attenuation proposals of all SuDS features proposed on site in the context of surface water management on the site.
10. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
11. Ecological assessment to include site survey, assessment of hedgerows and other vegetation proposed for removal.
12. A Construction Management Plan that would address, inter alia, the following: the protection of existing boundary and landscape features during the construction, protection of amenity of the existing school and of adjacent residential properties and measures to protect identified buffer zones to archaeological sites.
13. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

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. Transport Infrastructure Ireland
3. Inland Fisheries 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.

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