



An
Bord
Pleanála

Case Reference:
ABP-305724-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of house and barn, construction of 245 no. residential units (138 no. houses, 77 no. apartments, 30 no. duplex units), creche and associated site works.

Leixlip Gate, Kilmacredock, Leixlip, 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. Development Strategy

Further consideration / justification of the documents as they relate to the following: response to site context and the integration of existing site features (e.g. stream, hedgerows, trees, demesne wall); the proposal to raise the level of the site and provisions within the layout for future access to zoned lands to

the south. The further consideration / justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Architectural Heritage Protection, Guidelines for Planning Authorities (2011); the Kildare County Development Plan 2017-2023 and the Leixlip Local Area Plan.

2. Flood Risk and Storm Water Management

Further consideration / justification of the documents as they relate to flood risk management and storm water drainage, specifically in relation to site levels and water levels and the use of culverts, artificial attenuation and SuDS elements. The further consideration / justification should have regard to, inter alia, the guidance contained in the Planning System and Flood Risk Management Guidelines for Planning Authorities (and the accompanying technical appendices), issued by the Department of the Environment, Heritage and Local Government and the OPW, the Greater Dublin Strategic Drainage Study, the Kildare County Development Plan and the Leixlip Local Area Plan.

3. Wastewater Network

Further clarification of documents as they relate to the capacity of the waste water network specifically in relation to the points raised by Irish Water and in the technical reports received from the Planning Authority.

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 housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on

Design Standards for New Apartments. The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

2. Details in relation to the nature and extent of material to be imported into the site and of associated earthworks.
3. Details of ecological mitigation measures to be employed, specifically in relation to the protection of bats and to address potential impacts arising from the proposal to import material into the site.
4. An updated architectural heritage impact assessment that addresses the potential for impacts on the historic landscape associated with Leixlip Gate and potential impacts on the demesne wall.
5. An updated archaeological impact assessment having regard to the comments raised in the submission of the Department of Culture, Heritage and the Gaeltacht.
6. A schedule of car and bicycle parking provision.
7. Design details for bicycle parking and bin storage facilities.

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. National Transport Authority
3. Irish Water
4. Minister for Culture, Heritage and the Gaeltacht

5. Heritage Council
6. Inland Fisheries Ireland
7. An Chomhairle Ealaíon
8. Fáilte Ireland
9. An Taisce
10. 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.

Rachel Kenny

Director of Planning

December, 2019