



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-305858-19**

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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: 1324 no. residential units (516 no. houses, 808 no. apartments), creche and associated site works.**

**Southgreen Road and Old Road, Kildare Town, 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 proposal:**

Having regard to the policies and objectives of the Kildare County Development Plan 2017 and the Kildare Town LAP 2012, further consideration/justification of the documents as they relate to the principle of the proposed development in the context of

- (a) 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 town of Kildare.
- (b) the location of residential development on lands zoned 'Objective C2 (Phase 2)'. This consideration, including a justification for any application for development, should have regard to, inter alia, the Kildare County Development Plan 2017–2023 as it relates to the phasing of residential development and, in particular, the quantum and location of Phase 1 lands within the above mentioned plan area which remain undeveloped. This consideration and justification should also have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as it relates to the sequential approach and phasing.
- (c) the quantum of residential development being proposed in the context of the lack of any community, social or educational facilities within the site boundary, together with the non-provision of the public park to the north of the lands as part of this proposal.
- (d) the limited scale of the proposed neighbourhood centre, given the extent of residential development proposed and permitted in the immediate area, together with the appropriateness of the scale of the proposed childcare facility.
- (e) the comments of the planning authority in their Chief Executive Opinion (page 25) regarding the quantum of social housing proposed.

Having regard to the above, and also noting the limitations on other uses pursuant to s.3 (i) and (ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, the applicant should satisfy themselves as to whether the SHD process is an appropriate mechanism for the delivery of such a large-scale residential proposal in the absence of a commensurate level of social, commercial and physical infrastructure required to serve the development, given the existing scale of residential development in Kildare town and its exiting scale of social commercial and physical infrastructure. If it is proposed to proceed with an

application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, the applicant should seek to demonstrate how and when other uses can be delivered in tandem with the SHD proposal.

## **2. Infrastructural Constraints**

Further consideration/clarification of the documents as they relate to infrastructure constraints serving the proposed development in particular as it relates to the road infrastructure, which includes for road bridge, in the locality; Irish Water infrastructure and surface water infrastructure, as detailed by the planning authority both within their Opinion to An Bord Pleanála, and as discussed at the pre-application consultation meeting. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

## **3. Density**

Further consideration/justification of the documents as they relate to the density of the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. Particular regard should be had to need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the location of the site and its proximity to the Kildare town rail line and to the centre of Kildare with its established social and community services. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

#### 4. Design and Layout

- (a) Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; the configuration of the layout particularly as it relates to the Southern Internal Link Road; connectivity with adjoining lands; provision of hierarchy of open space and the creation of character areas within a high quality scheme should be given further consideration.
- (b) Further consideration/justification of the documents as they relate to the proposed undercroft parking arrangement and the impact this may have on the vitality of the streetscape at this location.
- (c) Further consideration and/or justification of the documents as they relate to the elevational treatment/expression and materials/finishes of the proposed development, having regard to the context of the site and the desire to ensure that the proposed development makes a positive contribution to the character of the area over the long term. An architectural report and urban design statement should be submitted with the application.

The 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 report identifying 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.

2. Social Infrastructure Audit.
3. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture and play areas where proposed, and which includes detailed proposals for the area of zoned public open space, included within the red line boundary.
4. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018)
5. A detailed phasing plan for the proposed development
6. Ecological Surveys
7. Waste management details
8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority. Streets should be shown up to the boundary to facilitate future access
9. Details of re-routing or undergrounding of any overhead power lines
10. A schedule of floor areas for all proposed units.

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. Irish Rail
3. Commission for Railway Regulation
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Commission for Energy Regulation
7. Kildare 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

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January, 2020