

An  
Bord  
Pleanála

**Case Reference:  
ABP-307214-20**

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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: 265 no. residential units (174 no. houses, 91 no. apartments), childcare facility and associated site works. Site to the South and East of the R148 and abutting the Junction 8 roundabout of the M4, Boycetown, 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 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. Core Strategy and Land Use Zoning**

Further consideration and/or justification of the documents as they relate to core strategy and Variation No. 1 of the Kildare County Development Plan 2017-2023. The submitted documentation should address the higher level planning policy, including inter alia, the adopted RSES for the region. The consideration/justification of documentation should cross reference the appropriate design



strategy necessary to comply with national guidance for sustainable residential development. In addition, any references to promotion of development and the circumstances of Kilcock, including those relating to the availability or otherwise in the town of housing, development land, employment, commercial or social services, should be based on verifiable facts. The prospective applicant should satisfy itself that any application complies with section 8(1)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, regarding the material contravention of the provisions of the development plan other than zoning

## **2. Development Strategy**

Further Consideration and/or justification of the 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 inclusion of an appropriate density necessary to comply with national guidance promoting compact urban form within settlements which have been identified for growth.
- The design and interface of the proposed development as it relates to the R148 along the north and north east of the site and also the proposed spine road through the site (Objective MT025). Particular regard should be given to the requirement to create a high quality design response to the site with a strong urban edge, high quality materials and finishes and appropriate interface with the public realm to ensure satisfactory pedestrian and cyclist movements.
- The layout of the public open space to ensure the provision of functioning open space areas integrating and complimenting the existing designated public open space at the north west of the site and providing high quality public realm throughout the proposal.
- The treatment of corners and street frontages to be considered further with the provision of a variation of building heights, 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 provided for.

- The design and location of the crèche having regard to any amended scheme and the provision of a spine road through the site.
- A suburban development which can reflect compliance with the 12 criteria in the Urban Design Manual.

### **3. Design Manual for Urban Roads and Streets (DMURS)**

Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The internal road layout should require measures to avoid the use of parallel roads. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.

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. Submission of Irish Water confirmation for any upgrades/ and or consents deemed necessary for the delivery of both the water and wastewater infrastructure.
2. A Traffic and Transport Assessment.



3. A design for the spine road through the site to comply with Road Objective MT 025 in the Kilcock LAP 2015-2021. The design should have regard to the adjoining SHD permission (306826-20), the requirements of the Roads Department, the connection onto a regional route to the north R148 and the standards in the NRA Design Manual.
4. A Site Specific Flood risk Assessment to comply with the requirements of the Kilcock Local Area Plan 2015-2021.
5. A visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site. Additional CGIs of the development when viewed along both sections of the R148 and adjoining permitted and existing residential development, should be provided.
6. A childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
7. A Noise Impact Assessment and the justification for any setback along the motorway and those polices in the development plan.
8. A Road Safety Audit.
9. A Construction Environmental Management Plan.
10. 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. Report should address measures to protect existing trees and hedgerows to be retained.
11. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the Spine Road (MT025), the internal road network, water and wastewater infrastructure, public open spaces, surface water management proposals and Part V provision.





- 12.** Part V proposals.
- 13.** Surface Water Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
- 14.** Submission of a School demand assessment providing details on the current and/or proposed capacity in Kilcock and the surrounding area.
- 15.** Submission of all boundary treatments around the perimeter and within the site. Proposals will integrate any existing and/or proposed treatments on the adjoining residential developments.
- 16.** 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.

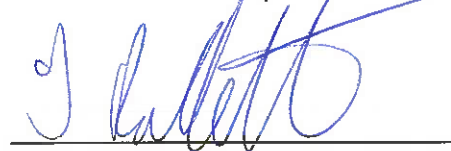


Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- 1. Irish Water**
- 2. Irish Rail**
- 3. Meath County Council**
- 4. Kildare County Childcare Committee**
- 5. Transport Infrastructure Ireland.**
- 6. National Transport Authority**
- 7. Minister for Culture, Heritage and the Gaeltacht (built heritage)**
- 8. Heritage Council (built heritage)**
- 9. An Taisce — the National Trust for Ireland (built heritage)**

**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.



Tom Rabbette

Assistant Director of Planning

 October, 2020

