



An  
Bord  
Pleanála

**Case Reference:  
ABP-307438-20**

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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: Demolition of structures, construction of 246 no. residential units (112 no. houses, 134 no. apartments), childcare facility and associated site works. Lands to the north of the R125 in the townlands of Dolandstown and Newtownmoyaghy, Kilcock, Co. Meath.**

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**

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out the full rationale for the development of these Phase 2 lands; the appropriateness of the subject lands for the scale of development proposed having regard to the position of Kilcock in the settlement hierarchy; demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant



permissions in the settlement of Kilcock as a whole, including those lands within the administrative area of Kildare County Council, and having regard to the location of the site relative to existing built-up area of Kilcock; full details of the extent of existing and proposed infrastructure to serve the subject area.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

## **2. Existing and Proposed Road, Pedestrian and Cycle Infrastructure**

Further consideration of documents as they relate to existing and proposed road, cycle and pedestrian infrastructure serving the site.

In relation to the proposed distributor road, the extent of road being delivered by the applicant should be clarified and the timescale of delivery set out in any application documentation. Any upgrades to existing road infrastructure in the vicinity of the site, where required, should also be set out in the application documentation. In this regard, details of a design solution to extend the proposed distributor road to connect with the roundabout junction on the R158 to the west of the site and to connect with the R125 to the northern boundary of the site should be provided at application stage.

In relation to pedestrian and cycle infrastructure, pedestrian and cycle access points are indicated to the north-east, east and south-east, of the proposal site, onto the R125, where no existing pedestrian or cycle infrastructure exists. The appropriateness of same needs to be justified in any future application and/or additional pedestrian and cycle infrastructure should be provided on the R125 to the north-east, east and south-east of the site, where appropriate.

In addition, reference is made within the pre-application documents to proposed pedestrian and cycle upgrades to the Meath Bridge, which provides access to the town of Kilcock, and which currently does not have any cycle and pedestrian paths. The mechanism of delivery of these upgrades and the timescale for delivery should be clearly set out in any application documentation.

In addition to the above, details of phasing of development is required which demonstrates that adequate road, pedestrian and cycle infrastructure is in place



before occupation of the units, including but not limited to the distributor road, any required upgrades to the R125, and pedestrian and cycle infrastructure on Meath Bridge.

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. Additional details and/or revised proposals in relation to Transport issues, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23<sup>rd</sup> July 2020) namely; the highlighted deficiencies of the submitted Traffic Impact Assessment; the need for appropriate phasing of the development; the need for a Stage 1 Quality Audit; additional details relating to horizontal alignments, visibility splays, turning movements, vehicle cross overs, taking-in-charge and swept paths.

In addition to the above, further justification and/or revised proposals in relation to the quantum of car parking provided and the nature of car parking provided to House Types A and the parallel parking provided within the Homezones, having regard to the comments of the Planning Authority in their submitted opinion, and having regard to the detailed discussions of same at the tri-partite meeting.

2. Additional details and/or revised proposals having regard to Flood Risk, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23<sup>rd</sup> July 2020) namely the highlighted deficiencies and omissions with the submitted Site Specific Flood Risk Assessment (SSFRA) including the need for updated mapping to establish the extents of Flood Zones A and B; the need for a Justification Test for the entire development; the need to assess the scenario of culvert blockages and the



requirement for a maintenance plan and a Flood Emergency Plan. In addition regard should be had to the recent Board decision on a SHD application in Kilcock (ABP Ref 306309), which was refused for one reason relating to flooding.

3. Additional details and/or revised proposals in relation to Surface Water proposals, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 23<sup>rd</sup> July 2020) namely the need to provide attenuation basins outside of the flood zone and additional details in relation to SuDS measures.
4. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
5. Additional details and/or revised proposals in relation to the issues of Landscaping and Lighting having regard to comments contained within the Planning Authority's submission on this pre-application (dated 23<sup>rd</sup> July 2020) namely in relation to boundary treatments and lighting design.
6. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
7. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.





8. Additional CGIs/visualisations/3D modelling.
9. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. Waste Management Details.
12. Site Specific Construction and Demolition Waste Management Plan.

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. **Kildare County Council**
2. **National Transport Authority**
3. **Transport Infrastructure Ireland**
4. **Minister for Culture, Heritage, and the Gaeltacht**
5. **Heritage Council**
6. **An Taisce – the National trust for Ireland**
7. **Inland Fisheries Ireland**
8. **Irish Water**
9. **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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Tom Rabbette

Assistant Director of Planning



October, 2020

