



An  
Bord  
Pleanála

**Case Reference:  
ABP-307851-20**

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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 existing structures, construction of 210 no. residential units (86 no. houses, 124 no. apartments), creche and associated site works. Ballymany, Newbridge, 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. Design Strategy and Layout**

Further consideration of documents and/or amendments, as they relate to the Design Strategy and Layout including further justification of, or amendments to, the materiality of the proposed scheme. Additional justification should take the form of photorealistic CGI's and additional CGIs/Photomontages from various vantage points throughout the development, with a particular focus on the appearance of the proposed housing units, ensuring that sufficient diversity is

provided in relation to external materials and detailed design. In addition, the location of the crèche unit requires further justification, having regard to the accessibility of same for users that may originate outside of the development, and having regard to the proximity of the crèche unit to existing residential properties.

## **2. Road Proposals**

Further consideration of documents and/or amendments, as they relate to the detailed design of the proposed Link Road, having regard to the comments of the Planning Authority, the previous reason for refusal as relates to this site (Reason No. 3 of ABP-302922-18), and having regard to the requirements of DMURS in relation to the design of such roads. Indicative designs for the future completion of the road should be considered as part of the application or justification put forward for the non-provision of same. Additional consultation with the Planning Authority is recommended in relation to same.

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.** In addition to the comments of the Planning Authority's on the detailed design of the road and parallel parking on same, additional details and/or revised proposals in relation to other transport issues, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02<sup>nd</sup> September 2020) namely additional details in relation to road noise issues; clarification of the quantum of parking provided for the residential units and crèche and layout of same; compliance with DMURS; lack of car parking; accessible car parking space and electric car charge points; revised Mobility Management Plan; details of pedestrian crossing points; surface water proposals; Stage 1 and 2 Road Safety Audit/Assessment; detailed design for a signalised 4 arm junction of the RF445 Regional Road; any potential impacts on the My Motorway as a result of surface water proposals; cycle and pedestrian permeability links with Ballymany Manor; lighting details.

2. Additional details and/or revised proposals having regard to site services, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02<sup>nd</sup> September 2020) including those comments within the internal report from Water Services (dated 26<sup>th</sup> August 2020), and having regard to the submission from Irish Water (dated 4<sup>th</sup> September 2020), namely the requirement to ensure that the necessary upgrades to the Irish Water foul water networks are completed prior to connections being facilitated; the requirement to ensure that the relevant consents to connect to 3<sup>rd</sup> party foul water infrastructure are in place and that such infrastructure is of sufficient standard and has sufficient capacity; additional infrastructure required within and around the development site; additional details as relates to surface water proposals including, but not limited to, the requirement for an accurate depiction of the prevailing groundwater regime, which includes an on-site groundwater monitoring programme to commence immediately; additional details as relates to Flood Risk.
3. Additional details and/or revised proposals having regard to Landscaping Proposals, having regard to the detailed comments contained within the Planning Authority's submission on this pre-application (dated 02<sup>nd</sup> September 2020) namely recommendations in relation to arboricultural works; additional landscaping details as set out in the Parks Section Report; open space proposals including the possibility of combining the proposed open space within the development with the existing open space at Ballymany Manor; detail of boundary treatments; enhanced designs for the proposed attenuation pond and access road; additional details of play areas.
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. A Housing Quality Assessment which provides the specific information regarding the proposed apartments/duplex units as 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.

6. All supporting technical/environmental reports to be updated as required.
7. Additional CGIs/visualisations/3D modelling.
8. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
9. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
10. Waste Management Details.
11. 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. National Transport Authority**
- 2. Transport Infrastructure Ireland**
- 3. Minister for Culture, Heritage, and the Gaeltacht**
- 4. Heritage Council**
- 5. An Taisce – the National trust for Ireland**
- 6. Inland Fisheries Ireland**
- 7. Irish Water**
- 8. 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  
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