



An
Bord
Pleanála

**Case Reference:
ABP-308498-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 348 no. dwellings (254 no. houses, 94 no. apartments/maisonettes) and associated site works. Lands at 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.

Design and Layout

1. Further consideration / amendment of the layout of the scheme along the southern portion of the site, along the distributor road and adjoining Phase 1, to ensure the proposed development protects the residential amenities of houses approved under Phase 1.

2. Further consideration / amendment of the layout of the public open space, and surface car park at the northern boundary with Strandhouse Lane to improve the relationship with Strandhouse Road and the public realm. The layout should ensure adequate permeability through the site.

Open Space

3. Further consideration / amendment of the layout to ensure adequate provision of safe active and passive public open spaces. A landscaping and design plan with associated drawings and documentation should be submitted with any application clearly indicating how the areas of public open space integrate with and enhance the development.

Transportation

4. Further consideration of the documents as they relate to access to the site. Clarity is to be provided concerning the delivery, capacity and function of the proposed distributor road; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development.
5. Further consideration / amendment of the proposed hierarchy of streets within the scheme, including the provision of homezones to ensure that through traffic is directed towards the distributor road and not through the scheme.

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 site layout plan which clearly indicates the permitted development under construction and timelines for completion of same, the permitted development that is subject to proposed amendment under the SHD application and the proposed development. In addition, appropriate documentation to demonstrate appropriate consents/compliance with the parent permission, where applicable,

in so far as it may relate to any consideration of the proposed SHD development that would be dependent on such previous permission(s).

2. A report that addresses and provides a clear design rationale for the proposed density, design and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development. The documentation should where applicable, ie. where density, height and housing typologies contravene the local area plan/development plan, consider the 2018 Urban Development and Building Height Guidelines, SPPR3, criteria 3.1 and 3.2 to support any such deviation from development plan standards.
3. A report providing a clear rationale and / or justification for the extent, location and visual dominance of proposed car parking.
4. A report that addresses and provides a justification for the proposed housing mix.
5. Visual Impact Assessment including CGIs and photomontages.
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
7. A site layout plan indicating the location of bicycle parking and bin storage for the apartment units.
8. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
9. Childcare demand analysis, including but not restricted to the status of the creche as located within Phase 1, justification for size of the proposed crèche located in Phase 1 having regard to the existing childcare facilities in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.

- 10.** School Demand and Concentration Report, which identifies 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.
- 11.** A landscape and permeability plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces, areas to be gated and proposed boundary treatments.
- 12.** Address the issues raised in the report of Irish Water dated 15th December 2020 and the report of the planning authority's Water Services dated 3rd November 2020.
- 13.** Submission of an Archaeological Impact Assessment.
- 14.** An Appropriate Assessment Screening Report or a Natura Impact Statement, as may be necessary.
- 15.** Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Department of Culture, Heritage and the Gaeltacht**
- 3. 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, 2020