



An
Bord
Pleanála

**Case Reference:
ABP-310075-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 125 no. residential units (53 no. houses, 18 no. apartments, 54 no. duplexes), creche and associated site works. Riverside, Kilcullen, 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. It is an objective of the Kilcullen LAP 2014-2020, SRO 1, to examine the likely future need for a relief road to the east of the town and to seek the construction of this road, which runs to the east of the site the subject of this consultation. Any application lodged on foot of this opinion should demonstrate due regard to its relationship with this future roads objective.

In particular, the design and layout of the proposed internal road network should have regard to its possible future function as a local link, providing

access to the eastern relief road. The design of such roads should be subject to discussion with the planning authority and should demonstrate compliance with the guidance provided in the Design Manual for Urban Roads and Streets (2020). This may require possible amendment to the documents and/or design proposals submitted.

2. The application should clearly demonstrate that the proposed development can connect to the water and waste networks of Irish Water. In particular, the following items should be provided:
 - i) Evidence of any consents necessary to connect to, or through, third-party infrastructure or lands.
 - ii) Detail of the condition and capacity of any such third-party infrastructure to cater for the proposed development.

This may require 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. Further elaboration and clarification with regard to the relationship between the proposed development and existing and permitted development on these and adjoining lands, including Riverside Manor, particularly in respect of the provision of public open space and childcare facilities to meet the cumulative needs of those developments.
2. Amended plan and section drawings which should clearly identify existing and proposed ground levels across the site.
3. An assessment of Sunlight, Daylight and Overshadowing, having regard to the provisions of relevant S.28 Ministerial Guidelines.

4. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of elevational finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site. The rationale for the choice of materials should be clearly set out.

A Building Lifecycle Report in accordance section 6.0 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities December 2020 should be provided.

5.
 - (a) A revised Traffic and Transport Assessment which should consider cumulative impacts with existing and permitted adjacent development. The scope of this assessment should be discussed in advance with Kildare County Council.
 - (b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual. This report should have regard to the intended function of Riverside Drive.
 - (c) A Quality Audit in accordance with the provisions of Advice Note 4 of DMURS that includes (i) a Road Safety Audit, (ii) an Access Audit, (ii) a Walking and Cycle Audit. The Quality Audit should consider all aspects of the development including access from the R448 and Riverside Drive.
 - (d) Details of measures for the reorganisation and improvement of the junction of Riverside Drive with the R448 in order to serve the proposed development, and confirmation of responsibility for any identified works in this regard.
 - (e) The application should have regard to other matters raised in the report of Kildare County Council Roads, Transportation and Public Safety Department, dated 13th May 2021.

This may require possible amendment to the documents and/or design proposals submitted.

6. A Site-Specific Flood Risk Assessment, in accordance with the provisions of the Planning System and Flood Risk Management, Guidelines for Planning Authorities, which shall take full account of the impacts of climate change. Regard should be had to the requirements of the Water Services Section set out in the report of the planning authority dated 24/05/2021, in this regard.
7. Further clarification and confirmation of the capacity of the downstream foul drainage network to accommodate the proposed development. Particular regard should be had to constraints at Athgarvan wastewater pumping station referenced in the report of the planning authority, dated 24th May 2021.
8. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted).

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. Kildare Childcare Committee**
- 3. Inland Fisheries Ireland**
- 4. Minister for Housing, Local Government and 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
July, 2021