



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-310943-21**

**Proposed Development: 152 no. residential units (120 no. houses, 32 no. apartments), creche and associated site works. Shackleton Road, Ballymakealy Upper, Celbridge, 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 constitute a reasonable basis for an application for strategic housing development.

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. Revised and updated details as part of a Drainage Design/Civil Engineering Report, and associated drawings, which outlines how the proposal intends to overcome the capacity constraints in the Irish Water wastewater network, as highlighted in both the submission from Irish Water (dated 27/08/21), and in the submission from the Planning Authority (dated 20/08/21). Such details shall

address comprehensively the issues raised in both submissions and include details of *inter alia* the specific projects scheduled under the Irish Water Capital Investment Programme that seek to address the capacity constraints related to development on this site, expected occupancy timelines for the proposed units and/or any alternative foul water proposals for the proposed development, as referred to an option in the submission from Irish Water (i.e. Storm Sewer Separation proposals).

2. Further elaboration and clarification, and if necessary amended proposals, so as to demonstrate how the proposed development complies with the requirements of DMURS, in particular; (i) the relationship of the proposed corner dwellings and boundary treatments to the proposed road network and to adjacent dwellings, having regard to the need to avoid or minimise blank walls and fences that restrict surveillance and movement (ii) demonstration of adequate sight-lines where appropriate (iii) parking quantity and location, road hierarchy and layouts, including design and materiality of the proposed shared surfaces. To this end, matters raised in the tri-patriate meeting, should be addressed in any report/justification relating to above issues.
3. Further elaboration and clarification, and if necessary amended proposals, so as to demonstrate how the proposed development complies with the requirements of the Celbridge LAP 2017-2023 for Key Development Area 3, in particular, the provision of a landmark building on the south-eastern corner of the site. To this end, matters raised in the PA submission (dated 20/08/21) and as raised in the tri-patriate meeting, should be addressed in any report/justification relating to the above issue.
4. Further elaboration and clarification, and if necessary amended proposals, so as to demonstrate how the proposed pedestrian and cycle connections to the permitted development to the north are to be delivered, as part of any application on this site. In relation to same it is noted that the location of northern portions of the cycle/pedestrian connections lie outside the red line boundary of the site. Additional details are also required (detailed drawings/cross sections etc) in relation to the detail of such connections and the manner of which they cross the existing watercourse to the north of the site.

5. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
6. A Housing Quality Assessment (HQA) and Design Statement which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The documentation 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 to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.
8. Surface Water Drainage details such as would clearly address and respond to comments within the internal report from Water Services (dated 30/07/21), and, where relevant, having regard to the submission from Irish Water (dated 27/08/21).
9. A revised Site Specific Flood Risk Assessment such as would clearly address and respond to comments within the internal report from Water Services (dated 30/07/21).
10. Landscaping Proposals, including a report that provides appropriate rationale and details, and addresses the comments contained within the Planning Authority's submission on this pre-application (dated 20/08/21), including those comments within the internal report from the Parks Section of Kildare County Council.

11. All supporting technical/environmental reports to be updated as required.
12. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
13. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
14. 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. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.
15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

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. Inland Fisheries Ireland**
- 3. Transport Infrastructure Ireland**
- 4. 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  
December, 2021