



An  
Bord  
Pleanála

**Case Reference:  
ABP-311390-21**

---

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

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: Demolition of existing structures on site, construction of 606 no. residential units (353 no. houses, 253 no. apartments), creche and associated site works.**

**Land's surround and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, 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. Traffic and Transport**

Further consideration and/or justification of the documents as they relate to the traffic and transport provision. The submitted documentation should address the requirements of the Newbridge Local Area Plan 2013-2019 (as extended) for the delivery of the Newbridge Southern Outer Orbital Relief Road (NSOORR) and

compliance with Objective SRO5a. Regard should be given to the submission of a Traffic and Transport Assessment, including, inter alia, potential scenarios with and without the bridge, capacity of the surrounding junctions and the impact of the proposed development on the surrounding road network. Plans and particulars should clearly indicate compliance with the required upgrades stated in the Transport Section Report, including any third-party consents required for works, the need for signalised junctions in the vicinity of the site and the DUMRS standards for the internal network.

## 2. Flood Risk Assessment

Further consideration and/or justification of the documents as they relate to the Site-Specific Flood Risk Assessment. The submitted documentation should include the current permitted and under construction SHD development (ABP 302141-18) in the baseline assessment and full details of all infrastructural works required for the proposed development. Plans and particulars should clearly indicate compliance with national guidance, The Planning System and Flood Risk Management- Guidelines for Planning Authorities (2009), and the accompanying technical documentation, inter alia, full details of compensatory storage areas, alterations to all watercourses and drainage ditches, ground level changes, water level changes and a detailed assessment of the impact of flooding on any third-party lands.

## 3. Open Space

Further Consideration and/or justification of the documents as they relate to the proposed development strategy for the site in particular the design of the communal and public open space throughout the site and along the River Liffey. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Plans and particulars should clearly indicate the delivery of high-quality design of the open space which demonstrates useable and functional areas for all sectors of the community and a wide range of age groups. 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. An updated Statement of Material Contravention to address the need for a contravention of the Kildare County Core Strategy. The documentation should cross reference the appropriate development strategy necessary to comply with national guidance for sustainable residential development and the justification for a population on the subject site. In addition, any references to promotion of development and the circumstances of Newbridge, including those relating to the availability or otherwise in the town, and surrounding area, of housing, development land, employment, commercial or social services, should be based on verifiable facts.
2. Justification for the size of the crèche, compliance with the national guidelines, Childcare Facilities- Guidelines for Planning Authorities (2001), and an analysis of the childcare provision in the vicinity where justification for the reduced size for the childcare facility is proposed.
3. A plan clearly illustrating the proposed boundary treatment, integration of pedestrian and vehicular access and any consents necessary to undertake works.
4. Response to issues raised in Appendix B of Planning Authority Report, which includes the internal reports of the Drainage Dept. relating to the SUDS hierarchy, and the Park Department relating, inter alia, design approach and landscaping etc.
5. A zoning map which includes the land use zoning on the site with an overlay of the proposed development and all associated infrastructure works.
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces
7. 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.

8. 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
9. 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, as amended:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland.**
- 3. National Transport Authority**
- 4. Minister for Culture, Heritage and the Gaeltacht (natural heritage)**
- 5. Heritage Council (natural heritage)**
- 6. An Taisce — the National Trust for Ireland (natural heritage)**
- 7. The relevant Childcare Committee**
- 8. The Department of Education and Skills**

## **9. Inland Fisheries Ireland**

## **10. Waterways Ireland**

### **PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

---

Stephen O'Sullivan  
Assistant Director of Planning  
November, 2021