



An  
Bord  
Pleanála

**Case Reference:  
ABP-311958-21**

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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: 343 no. residential units (123 no. houses, 220 no. apartments), creche and associated site works. Lands at Ballyoulster, 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 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. Further consideration of, and possible amendment to the drawings and design proposals submitted, having regard to the findings of the *Hazelhatch Flood Extents Study 2021* (KCC) and the impacts on the layout and extent of development proposed on the site. A revised Site-Specific Flood Risk Assessment should accompany the application which has full regard to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities in this regard.

2. Further consideration of the documents submitted, to include a detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposed development complies with local planning policy, having specific regard to the zoning of part of the proposed development site as objective E: Community & Educational.  
Such statement should have regard to the definition of Strategic Housing Development under section 3 of the Planning and Development (Housing) & Residential Tenancies Act 2016, and section 9(6)(b) of the Act which provides that the Board shall not grant permission where the proposed development, or a part of it, contravenes materially the development plan or local area plan relating to the area concerned, in relation to the zoning of the land.
3. Further consideration and elaboration of the documents submitted, to address consistency with the settlement strategy set out in the Kildare County Development Plan (Variation no. 1), clearly identifying the extent of existing and permitted development within the settlement. The application should provide a justification for any extension of the appropriate period sought in respect of the planning application.

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. Detailed phasing proposals for the development which should include all associated road and infrastructure works, public amenity spaces and social infrastructure. The proposed phasing strategy shall address the extent of landscaping works to be undertaken within the Local Park in each phase and its on-going maintenance pending further development within the KDA.
2. A plan clearly identifying areas intended to be taken in charge by the local authority.

3. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external 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.
4. A rationale for the siting, design and layout of the proposed entrance from the Dublin Road, having regard to the status and function of the proposed boulevard serving this wider KDA and key community and educational uses for the town.
5. Plans and details describing how the proposed development provides for, and will relate to, potential future development of residentially zoned third-party lands along the Dublin Road frontage, within the Ballyoulster KDA 2.
6. A report responding to the matters raised in the report of the Kildare County Council Transportation Department dated 25/11/2021. The report shall include, inter alia, the following:
  - a) Details of proposed junction design at Shinkeen Road and Dublin Road, including proposals for signalisation where required.
  - b) Proposals to address the lack of pedestrian and cycle facilities along the Dublin Road.
  - c) A Quality Audit in accordance with Advice Note 4 of DMURS. Such audit should consider the quality of pedestrian and cycle connections to services and amenities in the surrounding area.
  - d) A parking management plan.
  - e) A Travel Plan / Mobility Management Plan.
  - f) A Construction Traffic Management Plan which should have regard to the proposed phasing of development under item no. 3 above.
7. A report addressing the matters raised in the report of the Water Services Section of Kildare County Council, dated 26/11/2021.
8. 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. Office of Public Works (OPW)**
- 2. Inland Fisheries Ireland**
- 3. Irish Water**
- 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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Stephen O'Sullivan  
Assistant Director of Planning  
March, 2022