



An
Bord
Pleanála

Case Reference: ABP-

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development:

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.

Development Strategy

Further Consideration and/or justification of the documents as they relate to the development strategy for the site in particular the architectural approach and overall layout of the proposed development in relation to:

- The design and interface of the proposed development as it relates to the proposed spine road through the site (Objective MT025). Particular regard should be given to the requirement to create a high-quality design response to the site with a strong urban edge, high quality materials and finishes and

appropriate interface with the public realm to ensure satisfactory pedestrian and cyclist movements.

- The layout of the public open space to ensure the provision of functioning open space areas integrating and complimenting the existing designated public open space at the north west of the site and providing high quality public realm throughout the proposal.
- The treatment of corners and street frontages to be considered further with the provision of a variation of building heights, double fronted units to ensure an appropriate public realm and strong urban edges/streetscapes are created, blank walls and side gables avoided, and better passive surveillance provided for.
- A suburban development which can reflect compliance with the 12 criteria in the Urban Design Manual.

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. Submission of details demonstrating compliance with the particular requirements of the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual.
2. A visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site. Additional CGIs of the development when viewed along both sections of the R148, the proposed spine road through the site and adjoining permitted and existing residential development, should be provided.
3. A childcare demand analysis and the likely demand for childcare places resulting from the proposed development.

4. A Noise Impact Assessment and the justification for any setback along the motorway and those policies in the development plan.
5. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Report should address measures to protect existing trees and hedgerows to be retained.
6. Submission of all boundary treatments around the perimeter and within the site. Proposals will integrate any existing and/or proposed treatments on the adjoining residential developments.
7. Submission of an Arboricultural Assessment, Tree Constraints Plan and Tree Survey.
8. A Traffic and Transport Assessment which addresses the concerns of the Transport Section having regard to the car parking ratio proposed.
9. 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.
10. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. Irish Rail
3. Kildare County Childcare Committee
4. Transport Infrastructure Ireland.
5. National Transport Authority
6. Minister for Culture, Heritage and the Gaeltacht
7. Heritage Council
8. An Taisce

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
May 2022