



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: TC0014**

**Proposed Development: 394 no. new residential dwellings, a childcare facility, provision for a roundabout, visitor carpark, public open space, pedestrian/cycle pathway and all associated site works.  
Barnhall, Leixlip, 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 the documents as they relate to the density proposed in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. This consideration should also address the mix of unit types. Should the further consideration of the density result in an increase in building height, the documentation at application stage should include a justification for any height proposal that exceeds the provisions of the statutory plan for the area in this regard. In such a scenario, the

documentation should address, inter alia, impacts on the existing surrounding residential developments and the adjacent protected structure, the Wonderful Barn complex. Further consideration and/or justification for the location of the crèche should also be addressed. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Further consideration/justification of the documents as they relate to the Part V provision proposed in the subject development. This consideration and justification should address the location of proposed Part V units, together with the mix proposed (having due regard to the requirements of the planning authority as indicated in their report dated 18<sup>th</sup> September 2017). The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.
3. Further consideration/clarification of the documents as they relate to the wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed 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. A site layout plan indicating pedestrian and cycle connections through the adjoining residential development to transport modes (train stations/bus stops) in the vicinity. Connections from surrounding areas through the subject site to the Wonderful Barn complex should also be indicated.
2. An Architectural Heritage Impact Assessment considering the location of the subject site relative to the Wonderful Barn Complex, a Protected Structure, together with photomontages showing the proposed development relative to existing Protected Structures and showing proposed development relative to protected views in the vicinity.
3. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and retention of existing trees or hedgerow, where applicable

4. A noise impact assessment, which addresses the potential noise impact from the M4 motorway and clearly outlines proposed noise mitigation measures, if so required.
5. Additional photomontages showing proposed development relative to existing residential development in the vicinity.
6. A site layout plan showing, which if any, areas are to be taken in charge by the planning authority.
7. A Transport Impact Assessment in accordance with the provisions of the Draft Leixlip Local Area Plan.
8. The capacity of the proposed roundabout of the Celbridge Road (R404) serving the proposed development should be clearly demonstrated and, if applicable, should have regard to other additional zoned lands in the vicinity.

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. Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation and architectural heritage protection)
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce-the National Trust for Ireland (in the interests of nature conservation and architectural heritage protection)
6. Heritage Council (in the interests of nature conservation and architectural heritage protection)
7. Failte Ireland (in the interests architectural heritage protection)
8. An Comhairle Ealaíonn (in the interests of architectural heritage protection)

9. Irish Aviation Authority (in the context of the site location relative to Weston Aerodrome)

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October, 2017