



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0016

Proposed Development: 123 no. dwellings, 1 no. creche, 2 no. vehicular connections, a pedestrian link and all associated and ancillary site development works.

Kill Hill and Earls Court, Kill, 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. Design, Layout and Unit Mix

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the Design Manual for Urban Roads and Streets. In further considering the 12 criteria, the prospective applicant may wish to focus on (i) the relationship of the development to Kill Hill (ii) the layout of roads and parking areas, (iii) the proposed unit including the mix required by the Planning Authority under Part

V, (iv) the location of the proposed crèche building and relationship to adjacent residential properties and (v) the relationship of the proposed development to existing residential properties in Earls Court. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Public Open Space

Further consideration should be given to the proposed layout as outlined in the documents as it relates to the open space proposed particularly in the context of the relationship of these open space areas to Kill Hill and the usability of the open space on the site. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Infrastructural Constraints and Phasing of Development

Further consideration of documents as they relate to infrastructural constraints impacting the development potential of the site for residential use, specifically wastewater infrastructure. The Board particularly notes that servicing of the site is dependent on the undertaking of works on foot of Contract 2B of the Upper Liffey Valley Sewerage Scheme which is currently at design stage and which appears to require prior approval from An Bord Pleanála.

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. Details of further consultation with Irish Water regarding the likely timelines for necessary infrastructural upgrades and a phasing plan which clearly indicates how development would proceed in tandem with completed and anticipated future delivery of the necessary infrastructural upgrades.
2. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
3. In the event that a crèche facility is not proposed a detailed assessment of the existing and likely future provision of childcare facilities in the area and how these would meet demand.
4. An assessment of the impact of traffic noise from the N7 on the proposed development.

5. Ecological assessment to include site survey, assessment of hedgerows and other vegetation proposed for removal and derogation licences if required.
6. A Construction Management Plan that would address, inter alia, the following; the protection of existing boundaries and landscape features during construction, protection of amenity of existing school and amenity of existing residential properties, measures to protect identified buffer zones to archaeological sites. Traffic impact assessment which indicates likely impact of development on existing junction 7 on N7.

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. The Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection and nature conservation).
2. The Heritage Council
3. An Taisce
4. Inland Fisheries Ireland
5. Irish Water
6. Transport Infrastructure Ireland

Rachel Kenny
Director of Planning
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