



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0017

Proposed Development: TC0016: Permission for 241 no. houses, neighbourhood retail area, a café, a childcare facility, all internal roads, pedestrian and cycle paths and all associated site and infrastructural works.

Former Mcgee Barracks site, Dublin Road/Hospital Street, 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. Residential Density

Further consideration is required with respect of the documentation relating to the residential density of the site. 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' (including the associated 'Urban Design Manual') as they refer to Brownfield sites. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Kildare Town Centre and to established social and community services in the immediate vicinity.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Heritage

Further consideration is required with respect of the documentation relating to the heritage aspects of the site. This consideration and justification should have regard to 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') with specific reference to sustainable residential development and the enhancement and protection of the built heritage in terms of the site's historical context. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Public Open Space

Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the open space proposed particularly in the context of the surveillance of the open spaces (pocket parks), addressing level changes (Ruanbeg Drive), the usability of the active open space on the site and the integration with adjacent public open spaces (Ruanbeg and Magee Terrace) in the context of the landscaping proposals. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. 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 mentioned Guidelines and also reference to the Design Manual for Urban Roads and Streets. In addition to density which is addressed above, the matters of unit mix, the configuration of the layout, design and alignment of roads, the creation of a high quality urban extension to Kildare Town and the creation of character areas that reference the historical connections of the site should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Part V of the Planning and Development Act, 2000 (as amended)

Further consideration is required in respect of the documentation relating to obligations under Part V of the Planning and Development Act 2000 (as amended). The further consideration should have regard to the requirements of the Housing Section of Kildare County Council in relation to this matter.

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 consultation undertaken with the Department of Education and Skills and/or relevant School's Boards of Management in respect of access to the adjacent school site.
2. A bat survey report, which should address concerns relating to all relevant bat species.
3. Justification to be provided of the survey and testing proposed as part of the EIAR process in respect of archaeology.
4. A Construction and Demolition Waste Management Plan should be provided.
5. A phasing plan for the proposed development should be provided.
6. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs, (in relation to archaeological protection and historical interest).
2. The Heritage Council (in relation to archaeological protection and historical interest).
3. An Taisce — the National Trust for Ireland (in relation to archaeological protection and historical interest).
4. Transport Infrastructure Ireland (in relation to surface water drainage and transport).
5. National Transport Authority (in relation to transport).

6. Irish Water.

Rachel Kenny
Director of Planning
October, 2017