



Planning & Development Consultants

63 York Road, Dun Laoghaire, Co. Dublin

www.brockmclure.ie

01 5593859

Pre-Planning Meeting- 02.05.18 – Kildare County Council – Kilcock PP Meeting No. 2 – SHM

The following notes set out details of the most recent meeting with Kildare County Council.

We can confirm that the meeting with the Council was positive. The Council have provided their full support to our proposal for 319 units.

The Council confirmed that they were satisfied with the layout and principle of open space provision. It was agreed that a further meeting with the Council was not likely nor required.

Detailed minute to follow:

Attendees - Design Team

Paul Urwin (PU) – CWO

Aine Crimin (AC) - CWO

Shaun O Reilly (SOR) - Pinnacle

Laura Brock (LB) – BMC

Attendees – Kildare County Council

Ciara Sherry (CS) - Planning Admin

Jane O Reilly (JR) – Senior Executive Planner

Danielle Cantwell (DC) – Executive Planner

George Willoughby (GW) – Roads and Traffic

Siobhan O’Dwyer – Roads and Traffic

David Hall (DH) – Water Services

Development Proposal & Process to date

- LB stated we were looking for feedback on the latest pre-planning submission made to the Council – 319 units

Planning

- Council noted that 319 units tabled was considered an appropriate density.
- JOR welcomed a variety of house types.
- Permeability and linkages to adjoining sites should be shown.
- Cross section through adjoining rail link to be shown and boundary treatment where relevant.
- DMURS and Urban Design Manual to be adhered to in all design proposals.
- Creche provision is preferable unless a study of the locale shows there is an oversupply.



Services – Flooding and Drainage

- KCC noted that the applicant should consult the recent applications at Barnhill and Kill in order to review appropriate precedent for how to deal with any constraints that may exist.
- DH stated that phased delivery of units might be appropriate.
- DH and JOR recommenced continued dialogue with Irish Water prior to lodging with ABP.
- Similar discussions required regarding water supply.
- DH noted to check if Brayton Park services are operating at or below capacity.
- Site specific FRA is required.

Part V

- Once layout and mix is finalised contact to be made with Housing Department.
- Units should be provided across the site, serving all the phases.

Roads and Traffic

- Siobhan (?) noted that all parking spaces should be 2.5x5m
- Cycle parking facilities and vehicular parking facilities should be provided with any creche facility. This should include staff provision.
- 10% visitor parking required across the scheme.
- Details of the footpath relocation within KCC to be issued to Simon Wallace and Peter Minnock, copying Jane O Reilly.
- Siobhan noted there may be a requirement for our scheme to shoulder some of the expense of the nearby junction accessing the adjoining development. This was refuted by LB. It was agreed to review the Contribution Scheme to understand if the main junction is included in same.

Further Actions for the Design Team

- Appoint landscape architect. He should meet with Simon Wallace in Parks.
- Tree and hedgerow survey required.
- Check if adjoining scheme is taken in charge.
- Devise phasing programme.
- Progress full application pack in line with previous advice.
- 10 year permission to be sought.

Laura Brock

Brock McClure Consultants

2 May 2017

