

**Development on lands adjacent to Brayton Park, Kilcock, Co. Kildare**  
**(In the townlands of Kilcock, Boycetown and Commons West, Kilcock, Co. Kildare)**  
**Memo relating to Future Bridge over the Railway line from the subject site**

**INTRODUCTION**

This memo has been prepared by Brock McClure Planning & Development Consultants to accompany the SHD planning application by Rycroft Homes Limited in respect of lands at Boycetown, Commons West and Kilcock townlands, Kilcock, Co. Kildare. The lands adjoin the Brayton Park Estate, Kilcock, Co. Kildare.

The memo sets out the particulars of discussions and correspondence between the Design Team Members (namely Brock Mc Clure Planning and Development Consultants), the Planning Department of Kildare County Council and Irish Rail in relation to the future provision of a pedestrian/cyclist bridge from the subject site over the Kildare – Sligo railway line in order to provide increased connectivity to Kilcock town.

The aim of the conversations and correspondence that took place was to inform the content of the SHD planning application by Rycroft Homes Limited and to establish with the key stakeholders involved (namely Irish Rail and Kildare County Council) the potential to provide a pedestrian and cyclist bridge over the railway line. The bridge is identified in the Kilcock Local Areas Plan 2015-2021 as **MTO 11** which states the following Objective of Kildare County Council:

***“To develop new cycle links to a high standard for utility cycling including:***

- *The Royal Canal Route.*
- *The Bawnogues to the Train Station using ‘the Island’ as a route along the Railway linking to the Royal Canal Cycle Track Route.*
- *To enhance the outer orbital walking and cycling route from Courtown Demesne to Connaught Street and the Courtown Road.*
- ***Develop a pedestrian and cyclist bridges connecting the Ryebribe area to the schools in Bawnogues crossing the Royal Canal and Railway***
- *The Ryebribe area to the Town Centre along the Rye Water River*
- *Branganstown to the Train station and to the outer orbital route”.*



## **Summary of Engagement with Irish Rail**

Brock Mc Clure Planning and Development Consultants can confirm that a conversation that took place with Irish Rail at the end of November 2018 and follow up written correspondence dated 04 January 2019 was issued to Mr. Graham Skelly, Irish Rail (please see attached herewith).

The correspondence outlined to Irish Rail the nature of the query and the background to the proposal, reference to the pre-planning consultation meeting with An Bord Pleanala, the subsequent Opinion from An Bord Pleanala which requested that the application (Rycroft Homes Limited) to investigate the provision of a bridge link above the train tracks to the north of the subject site. This request was made in order to comply with the Movement and Transportation objective of the Kilcock Local Area Plan 2015-2021 – MTO 11.

The written correspondence to Irish Rail provided a formal acknowledgment that the applicant's team had made contact with Irish Rail and that Irish Rail had clearly expressed that it was not their general practice nor intention to partner with a private developer on delivery of the bridge.

## **Summary of Engagement with Kildare County Council**

Brock Mc Clure Planning and Development Consultants can confirm that discussions took place with Jane O'Reilly (Executive Planner – Kildare County Council) and Caroline O'Donnell (Senior Executive Planner for the Maynooth Municipal District – Kildare County Council) from February 2019 onwards (up to lodgement of the SHD planning application presented herein to An Bord Pleanala) in relation to the provision of the bridge over the railway line.

During the conversations with Kildare County Council, Brock Mc Clure Planning and Development Consultants can confirm the following items were discussed:

- 1) The fact that following engagement with Irish Rail, they informed the applicant that it is not Irish Rail's general practice to deal/partner specifically with private developers in relation to overbridges etc. such as the one envisaged at Kilcock;
- 2) It was suggested during the conversation with Irish Rail that Kildare County Council could engage directly with Irish Rail relating to the provision of and maintenance of the bridge;
- 3) Kildare County Council indicated at some point in the future that they are open to implementing their Local Area Plan objective and progressing the delivery of a footbridge, potentially by way of a future Part 8 Application (subject to future engagement and agreement with Irish Rail);
- 4) Based on the above, the applicant in this case is willing to make a contribution towards the cost of the provision of the bridge in the future.

## **Future Provision of the Bridge – The Applicant's Commitment to making a Contribution**

Further to the above, we refer An Bord Pleanala to the enclosed letter from the applicant, Rycroft Homes Limited, dated 11 March 2019 which sets out preliminary costing for the bridge. As referenced in the letter, the applicant is supportive of this and is willing (subject to securing consent for the proposed SHD planning application from An Bord Pleanala and subject to future discussions and agreement with the Kildare County Council thereafter) to make a contribution towards the estimated amount indicated in order to provide a bridge in the future.

In addition to the above, as identified on the enclosed proposed Site Layout Plan prepared by C+W O'Brien Architects, the applicant has included a section of land in reserve for access to the future bridge over the railway (to be provided by others).

## **Indicative Bridge Details – Prepared by Pinnacle Consulting Engineers**

In addition to providing indicative costs for the future bridge, Pinnacle Consulting Engineers have prepared an indicative layout and sample of detailed drawings for the future bridge (drawing no. P107) attached to this memo for the benefit of An Bord Pleanala. Please note that the delivery of the bridge does not form part of the proposed nature and extent of the proposed development.

## **Precedent in the vicinity of the subject site**

The recently granted development on the former Zed Candy Site (Kildare County Council Planning Reg. Ref. 18539, An Bord Pleanala Ref. PL09.302586) at Church Street, Kilcock, Co. Kildare shows an indicative pedestrian bridge link intended to connect the lands which were the subject of the application to the 'Island' over the Royal Canal.

The Site Layout Plan (submitted with the Zed Candy planning application) indicates the footbridge is not considered within the red line boundary of the application site.

While the intention of the proposal is to facilitate the connection from the Zed Candy site to the footbridge eventually, it is noted that there is no condition attached to the grant of permission issued by An Bord Pleanala detailing the delivery and financing of such. It is therefore assumed that the onus is not on the applicant for the Zed Candy site to solely resolve such linkages as part of their application.

## **Roycroft Homes Ltd Proposals**

Based on the engagement between the applicant's team and Irish Rail as well as Kildare County Council (referenced above), the applicant trusts that this clearly and concisely demonstrates to An Bord Pleanala that the applicant has done their utmost to progress and facilitate meeting the bridge objective as per MTO 11 of the Kilcock Local Area Plan 2015-2021.

In this regard the applicant has ensured that land is reserved within the subject site to facilitate a future link to the bridge over the railway line which will be provided by others in the future (potentially by Kildare County Council by way of a Part 8 Application. Noting that this will be subject to future discussions between the Planning Authority and Irish Rail). In addition to the land reservation within the subject site, the applicant is also prepared to partly contribute to the costs of the future bridge (as referenced above).

The applicant would respectfully request that An Bord Pleanala have regard to this memo in their consideration of the proposed SHD planning application in conjunction with all other plans and particulars submitted with the planning application.

ENCL/.

- **Drawing No. P107 prepared by Pinnacle Consulting Engineers**
- **Brock Mc Clure Planning and Development Consultants letter to Mr Graham Skelly (Irish Rail) dated 04.01.2019**
- **Letter from Rycroft Homes Ltd enclosed.**



Graham Skelly  
CIE Group  
35 Abbey Street Lower,  
North City,  
Dublin 1  
D01 H560

04 January 2019

**RE- Bridge Link over Irish Rail at Lands Adjoining Brayton Park,  
Kilcock, Co. Kildare**

Dear Mr. Skelly,

You may recall our phone conversation at the end of November regarding the provision of a rail overbridge for pedestrians at a site in Kilcock, Co. Kildare.

Our client, Rycroft Homes Ltd., has entered into pre-application consultations with Kildare County Council and An Bord Pleanála regarding a Strategic Housing Development (Ref. ABP-302746-18) at the abovementioned address. We had a formal meeting with the Board on 20 November 2018 and an Opinion followed on 11 December 2018.

This opinion asks the application to investigate the provision of a Bridge Link above the train tracks to the north of the subject site in order to comply with the Movement and Transportation objective of the Kilcock Local Area Plan 2015-2021 – MTO 11.

*‘Further consideration regarding provision of local policies contained in the Kilcock LAP regarding provision of connections, in particular the specific objectives MTO 11 which seeks to develop a new cycle link from the Bawnogues to the Train Station using “the Island” as a route along the railway and MTO 25 which seeks to link Bawnogues to the M4 interchange.’*

It is our intention to respond positively to the Opinion of the Board and for the final proposed Strategic Housing Development scheme to reflect, in as far as is possible, their requirements and direction.

However, based on our brief phone conversation I understand that it is not the general practice of Irish Rail to partner with private developers to deliver pedestrian bridge links, such as the one envisaged by the Kilcock LAP.

It was suggested that Kildare County Council could potentially directly engage with Irish Rail on possible options in this regard and that in the event that agreement can be reached regarding the delivery of such a bridge, an undertaking would need to be given by the Local Authority regarding the future maintenance of same.

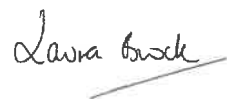
We have since spoken with Kildare County Council (Jane O Reilly SEP) and understand that there is potential for a Part 8 Application in this regard. We note however, that they have not had any discussions with yourselves on this matter and that the fundamentals of any proposal and mechanism for its delivery would need to be agreed with you in advance.



**Bridge Link with Irish Rail –**

Can you please confirm that all contact in respect of this potential provision should now come from the Local Authority?

Yours sincerely,



**Laura Brock**  
MRUP MIPI MRTPI  
[laura@brockmcclure.ie](mailto:laura@brockmcclure.ie)

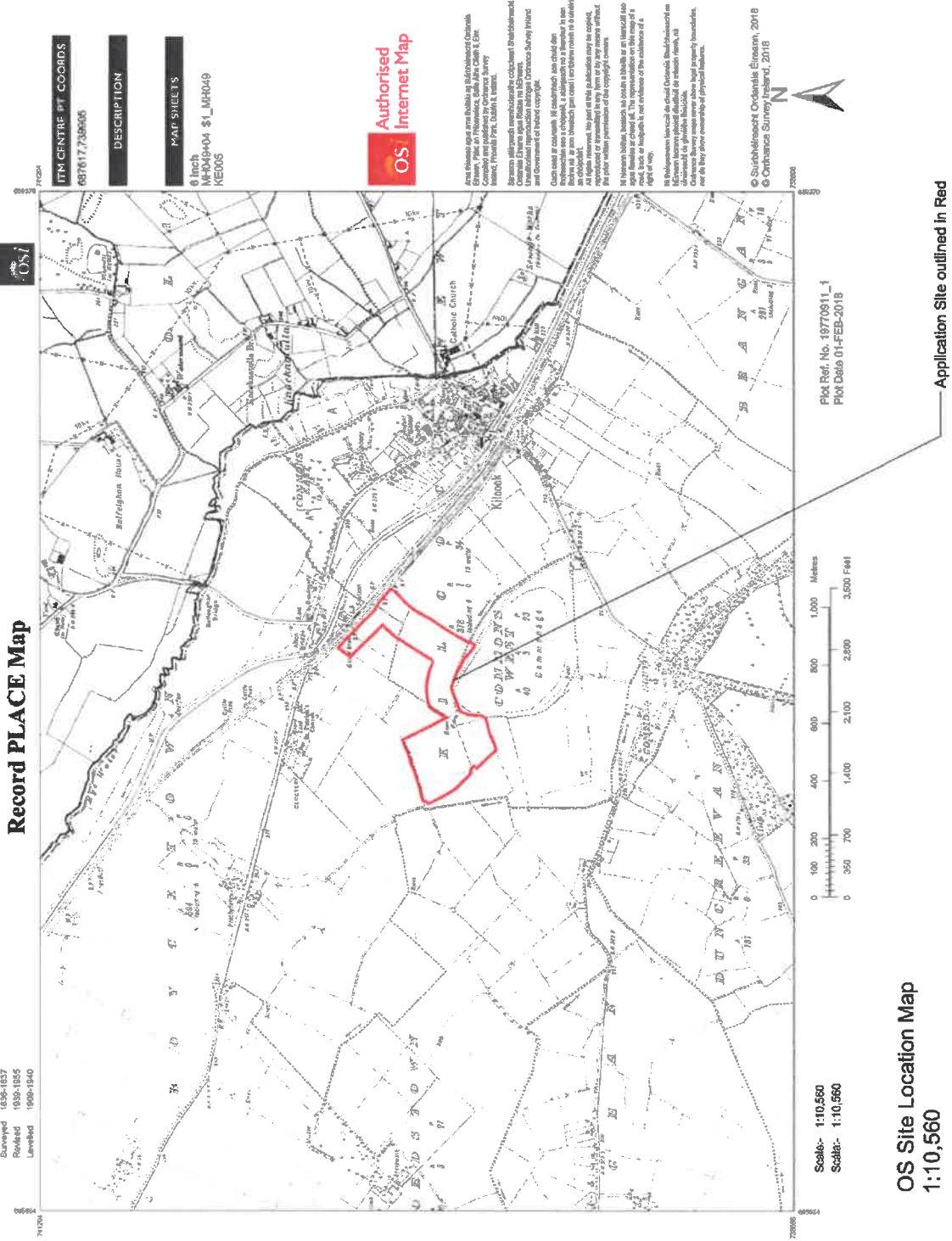
 Ph: 086 281 7900

ENCLOSURES

Kilcock Local Area Plan 2015-2021 – Indicative Layout Plan at The Bawnogues

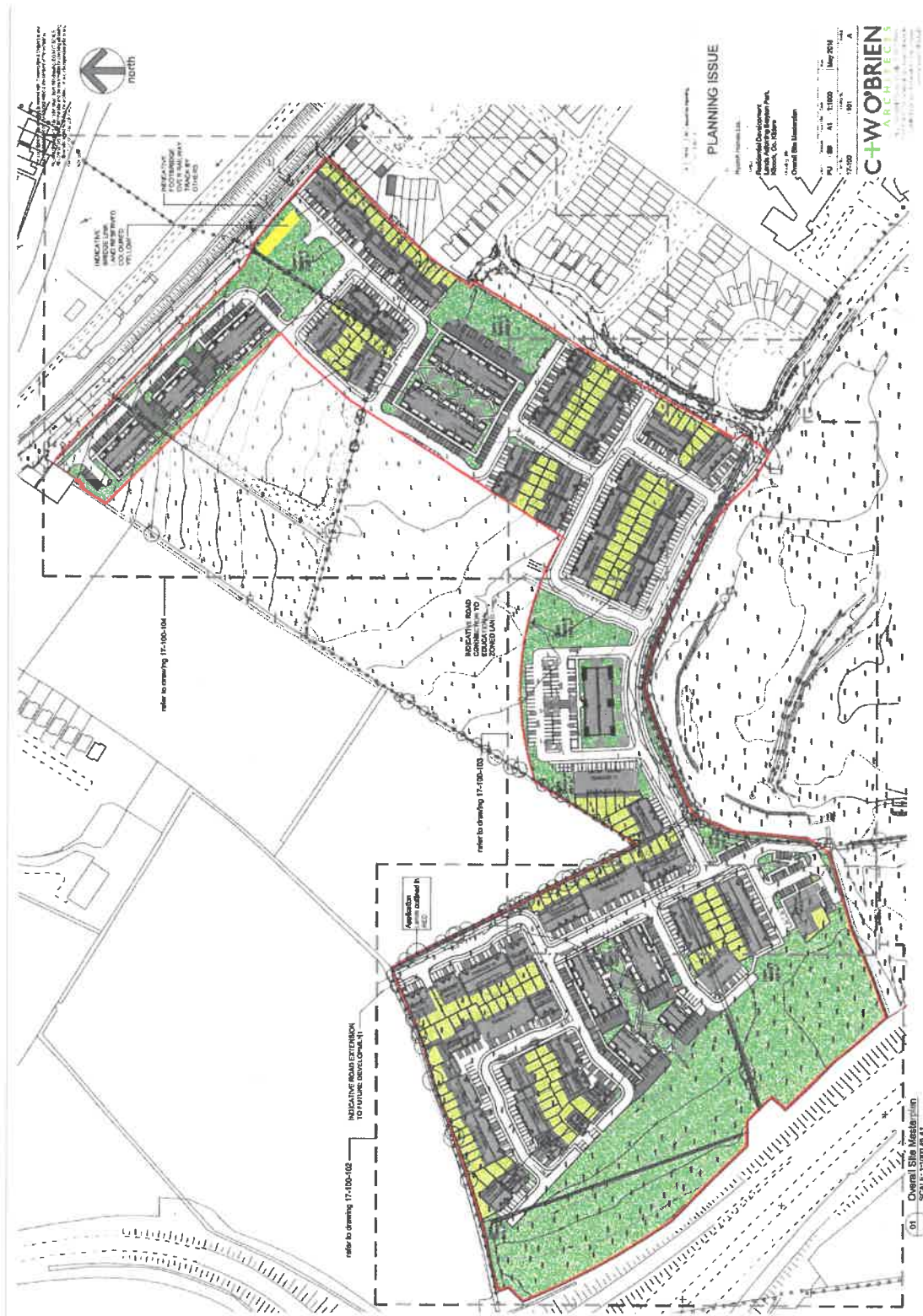


Pre-Planning Stage – Site location Map as submitted (ABP-302746-18)





Pre-Planning Stage – Site Layout Plan as Submitted (ABP-302746-18)





## Rycroft Homes Ltd

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Brock McClure Planning and Development Consultants Ltd  
63 York Street  
Dun Laoghaire  
County Dublin

11/03/2019

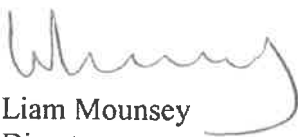
Re: Pedestrian Bridge over Railway Kilcock –objective MTO 11 of Kilcock LAP

Dear Laura,

We have carried out a preliminary review of costings to provide a Pedestrian Bridge over the Railway linking to our Lands with the “Island” lands. This figure is €275,000.00 and we are satisfied to make a contribution towards this amount as part of a Planning grant on our Lands.

Should you require anything further please do not hesitate to contact us?

Yours sincerely,  
Rycroft Homes Ltd



Liam Mounsey  
Director

1A Mpo Building, Blanchardstown Business Park, Snugborough Road  
Dublin 15 Phone No 01-8829858

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Vat No 3507083LH

