

PRE-PLANNING MEETING

2nd SHD meeting

Pre-Planning Ref: PP3989

Applicant: Rycroft Homes

Date: 02/05/2018

Project: 227 Residential Units

Location: Kilcock

In Attendance:

Kildare County Council

*Jane O'Reilly (JOR) A/Snr Exec Planner

*Danielle Cantwell (DC) Assistant Planner

Siobhan O'Dwyer (SD) Transportation

*David Hall (DH) Water

*George Willoughby (GW) Roads

Liz Fenner (LF) – Clerical officer

*minutes reviewed by these attendees.

Applicant:

Paul Urwin (PU) C&W O'Brien

Shaun O'Reilly (SOR) Pinnacle

Laura Brock (LB)

Aine Crimin (AC) C&W O'Brien

The applicant is advised in accordance with Section 247(3) of the Planning & Development Acts 2000 – 2017, that "The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings".

LB explained that following An Bord Pleanala requirements for higher density, the development has increased from 220 units to 319 units. This is a density of 33 per ha or net 37 per ha. All development is within zone C Residential.

PU said this is a struggle for the client as they need to meet market demand also.

DH said there are significant wastewater constraints at the Lower Liffey Valley between Kilcock and Maynooth. There is also significant development ongoing in North Kildare and Meath that is contributing to this constraint. Irish water is working on solutions but this will take time, particularly on major capital schemes where CPO is involved. An Bord Pleanala has put Waste Water at top of agenda and will not grant permission where there are insufficient water services e.g. SHD in Kill refused due to uncertainty in timeframe for delivery of upgrades to services. A phased development could be proposed, with occupancy restricted until upgrading of systems are delivered. Continuous dialogue with Irish Water is recommended. KCCWSD have made the case to IW regarding the completion of the Kilcock ring main. However security of water supply is not top of Irish Waters priority list. They may seek Development contributions to deliver this project.

SOR questioned the need for a Site Specific Flood Risk Assessment. In response, JOR advised the applicant to look at the Strategic Flood Risk Assessment for the Kilcock LAP for background information. The LAP clearly indicates that a FRA will be required for the subject site.

In relation to roads, LB indicated nothing much has changed from the last meeting. However, provision has been made for a possible footbridge. Car parking spaces will be adjusted for increase in unit numbers.

GW Roads have no objection to the realignment of path/road on KCC boundary subject to KCC Parks Department agreement. A letter of consent from KCC will be required to make the application if it includes lands in the ownership of KCC.

SOD indicated that a layout plan showing links to neighbouring development should be provided.

LB said the Dept of Education have taken the planned school off the current list. JOR said KCC would be reluctant to de-zone land for educational purposes. This would be a matter for the next Kilcock LAP. Zoning of land is a reserved function.

SOD asked that it is shown on drawings that cycle path continues to the motorway.

JOR indicated that a Crèche will be required in accordance with the Childcare Guidelines. LB said the client was not keen but if necessary they plan to locate it near the proposed picnic area. JOR said a detailed schedule in accordance with the Childcare Guidelines would be required (all relevant details, drawings, staff numbers, parking, play space etc.).

GW said DMURS require accessibility through the development into adjacent developments and linkage will be conditioned.

GW stated that the TTA (Traffic and Transport Assessment) should be revised to take into account the increase in housing units.

JOR said agreement on Part 5 is recommended before submitting and reminded the applicant of the need for a tree survey.


JOR DMURS and Urban Design Manual Guidelines need to be adhered to and give Design Statement showing compliance with the 12 Design Criteria.

SOD mentioned that a contribution may be requested for upgrading of junction to be used by the second developer as this will be linked to their site.


JOR said to address boundary between railway and estate, and consider liaising with Irish Rail. A Noise Report should address the impacts of noise from the railway and and motorway.

SOR said there is a 5mtr high difference which creates a natural boundary.

LB advised that they would proceed to submit documentation to An Bord Pleanala. Meeting end.


A Senior Executive Planner

05-09-18
Date


Clerical Officer