

PRE-PLANNING MEETING

Pre-Planning Ref: PP3989

Applicant: Rycroft Homes

Date: 27/2/18

Project: 227 Residential Units

Location: Kilcock

In Attendance:

Kildare County Council

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

Daniele Cantwell (DC) Ass Planner

Siobhan O'Dwyer (SD) Transportation

Simon Wallace (SW) Parks

George Willoughby (GW) Roads

Sharon Whelan (SWh) Architects/House

David Hall (DH) Water

Liz Fenner (LF) – Clerical officer

Applicant:

Paul Urwin (PU) C&W O'Brien

Shaun O'Reilly (SOR) Pinnacle

Laura Brock (LB)

Aine Crimin (AC) C&W O'Brien

Alan Connolly (AC) Pinnacle

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".

The proposal is for 227 units on a 10 hectare site. This is on land zoned residential. The land zoned open space is to remain as open space. Density proposed is 33 units (net) per hectare. 17% of site is public open space.

JOR said the Urban design guidelines should be followed and detail of the 12 Design stages should be shown.

SWh went through the part V requirements and explained this must be done before lodging the planning application. SWh will email the applicant the details. LB indicated discussions are ongoing with Cluid regarding Part V

SWh said the design where a unit turns a corner are favoured along with continuous urban blocks.

SW asked about linking with existing walk way. AC said they would need to use open space to do so.

SOD said they need a cycleway and footpath links through to the school.

GW in relation to the roads, they need to tie into what is there. Road should be 6.5mtr wide.

SW requires a tree survey. Measures need to be taken to retain trees and protect them during construction. A landscape plan for the site should be submitted.

SW also felt the open space needed to be address more.

AC said there would be more design options to tie in if KCC land could be infringed on.

PU said there is no access to the school in the design at present.

SOD They will need a push button road crossing and 2mtr footpaths and 2mtr cycle paths. Design plans will be emailed to SOD.

SOD. A TIA report will be required. Consideration for all approaching junctions must be included. 2017 figures from previous analysis will be ok to use.

SOD said 2 parking spaces and 10% visitor parking is required.

GW would like a footpath to the footbridge. They may look for a contribution in fees or land to make this happen.

SOD It is vital there is a link to the town.

GW asked that there is allowance for this in their design. Another road objective is part of the greenway which should be considered.

GW advised the applicant to show the complete proposed road (from roundabout to the west of the site to Brayton Park to the east) in the application and to engage with adjoining landowners in this regard.

GW requires a road survey, including signage, markings etc to help with tie in.

SOD A permeability study, Road Safety Audit and Auto track are required. Horizontal road calming preferred.

.

JOR highlighted some key requirements

Design Statement Section 17.30 Urban Design

Flood Risk Ass.

Screening for Appropriate Assessment

TIA

Part 5 requirements

Address Road/footpath connectivity – LAP

Landscape/Tree report

Justification for no crèche

Preconnection with Irish Water

Railway line – noise buffer.

David Hall – see below on water and waste

PP 3989 Rycroft Homes (SHD)
227 houses beside Brayton Park, Kilcock

Water Services Meeting Notes: 27/2/18 David Hall

Irish Water (IW) issues:

Wastewater: There are significant network constraints downstream of the proposed development in the sewer between Kilcock and Maynooth and at Leixlip.

Given the significant level of ongoing and future development planned for the Lower Liffey Regional Sewerage Scheme (LLVRSS) catchment of which Kilcock and part of south County Meath are part, the proposed development cannot be assessed in isolation but as part of the totality of the situation facing the LLVRSS.

A hydraulic assessment of the available network is required to assess the feasibility of network connections for new developments and IW are also currently investigating a hierarchy of solutions to address the network constraints from minor operational works to major capital schemes.

Where identified network upgrades do not form part of IW funding programme then developers may be required to fund these upgrades at the discretion of IW to facilitate connection of their developments to the network where adequate network capacity is available.

Limited available network capacity may mean that developments are phased at the discretion of IW.

The applicant should be mindful of other planning application decisions, conditions and Water Services reports particularly KCC Planning Ref No 16-233 T Monaghan on an adjacent site which was refused in part due to inadequate water services infrastructure and those pertaining to Brayton Park and schools.

Water Supply: The security of water supply in Kilcock is not guaranteed as the Kilcock Ring Main scheme remains incomplete. Planned or unplanned interruptions to supply in Kilcock can therefore potentially discommode an inordinately large number of water customers. New development increases demand on the existing system thereby increasing the risk of unplanned supply interruptions.

KCC WSD has advised IW of the issue and has requested funding approval to complete the scheme without success to date.

Water conservation measures including rainwater harvesting or butts and dual flush toilets shall be considered.

In general where it is proposed to connect to existing services in Brayton Park or elsewhere the issues of capacity, condition & consent shall be addressed in the planning submission. Likewise where future development will access the proposed site or existing services adequate capacity shall be provided for this.

Therefore the applicant is advised to make a pre-connection enquiry to (PCE) IW at newconnections@water.ie to assess the feasibility of connections to the networks for the proposed development. PCE feedback from IW is a mandatory part of the next stage of the SHD process.

KCC Water Services Issues:

Surface Water:

Drainage provision shall be in accordance with the requirements of GDSDS with a 20% climate change factor applied to attenuation storage volume and pipe network calculations.

Preferably run-off will discharge to ground where a preliminary site investigation report confirms that prevailing sub-soils are permeable and the existing groundwater regime is favourable. Otherwise discharge will be to a surface water sewer or suitable watercourse subject to flood levels and shall be restricted to the pre-existing greenfield rate or Q_{bar} .

Attenuation storage up to 100 year storm event plus 20% climate change factor shall be provided on-site preferably underground although surface storage will be considered as part of a fully risk-assessed landscaping plan with particular emphasis on drowning risk to young children.

Suitable risk mitigation measures might include gently sloping and-or stepped basin embankment side-slopes, reduced standing water depths and retention times, passive surveillance from surrounding dwellings and open spaces, warning signage and fencing.

As IW above the issues of capacity, condition & consent shall be addressed in the planning submission regarding using existing services and capacity for any future development.

Flood Risk: The Kilcock LAP identifies the subject site as a flood zone therefore a site specific flood risk assessment (SSFRA) will be required. The SSFRA shall be in accordance with the requirements of the Planning System and Flood Risk Management Guidelines and have regard to the accepted flood risk identifying sources including OPW flood history website, OPW PFRA pluvial & groundwater and CFRAMS fluvial flood mapping.

Flood levels and flow rates shall be adjusted by 20% for climate change.

Mr D H A Hall, BE MIEI,
SEE, KCC Water Services.


A Senior Executive Planner

16-04-18
Date


Clerical Officer

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

Applicant:

Paul Urwin (PU) C&W O'Brien
Shaun O'Reilly (SOR) Pinnacle
Laura Brock (LB)
Aine Crimin (AC) C&W O'Brien

**minutes reviewed by these attendees.*

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