

PLANNING REPORT

FOR A

**RESIDENTIAL DEVELOPMENT (THE
PADDOCKS) AT MORRISTOWNBILLER,
NEWBRIDGE, CO. KILDARE**

PREPARED BY



ON BEHALF OF

STENNOCK LTD.

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I. INTRODUCTION

On behalf of the applicant, Stennock Ltd., The Grange, Newcastle Road, Lucan, Co. Dublin, this planning report accompanies a planning application to An Bord Pleanála in relation to a proposed Strategic Housing Development at Morrinstownbiller, Newbridge, Co. Kildare.

The proposed residential development on the subject lands will comprise 281 residential units comprising a mix of apartments and own door houses, car and bicycle parking, completion of link roads and local access roads, open spaces and all associated site development and landscaping works.

The application has been prepared subject to pre-application consultations with Kildare County Council the under Section 247 of the Planning and Development Act, 2000 (as amended) and a pre-application consultation meeting with An Bord Pleanála and the Planning Authority under Sections 5 and 6 of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

A Statement of Consistency is included with the application outlining how the proposed development accords with relevant national, regional and local planning policy including the requirements of the Newbridge Local Area Plan 2013-2019 and the Kildare County Development Plan, 2017-2023.

A Statement of Response to the Board's Opinion received following the pre-application consultation is also included with the application and sets out how the applicants have responded to each of the points raised by the Board.

2. SITE LOCATION AND CONTEXT

The subject lands extend to c.6.9 ha and are located to northwest of Newbridge town centre.

To the north of the subject site are the Meadows and Morrinstown Wood residential developments. The Dublin-Cork/Limerick railway line is located to the south/southeast. To the west are agricultural lands and the property of Morrinstown Biller House. To the east are residential zoned lands, a 4-storey block of apartments, and a range of services including a special needs school, gym/leisure centre. To the north-east is Newbridge train station at Station Road.

3. PLANNING HISTORY

The lands were originally part of a larger landholding which included The Meadows development to the north. The overall lands were originally subject to a single planning permission (granted in 2006 and revised in 2008) for 484 dwellings, crèche and distributor road.

The Meadows Phase I and associated roads, services and open spaces were developed in the late 2000s.

The subject lands, the Paddocks, were to form Phase 2 of that development. Permission expired and the lands were acquired by Stennock Ltd. Initially the application received planning permission to develop 39 residential units on a portion of the land-holding. These units have been built, along with associated access roads and the main open space. The current application seeks to complete the Paddocks development site.

A detailed planning history is provided below:

Ref.	Applicant	Description	Decision	Date
05/2160	Patrick Byrne	Mixed use development with communal building, crèche and construction of distributor road with roundabout junction on Station Road. Scheme comprising 484 dwellings (290 houses, 140 apartments in 7 no. 3-storey blocks, and 54 Charitable Trust apartments in 4 no. 3 storey blocks); private garages for the houses, single storey communal services building including a 1-bed caretakers units, single storey crèche (547. 2 sq.m). 845 car parking spaces.	Grant	30/06/2006
08/0874	Patrick Byrne	Alterations to permission 05/2160. Change of House 129 from 4-bed to 3-bed, change House 132 from 3-bed to 4-bed, change House 141 from 4-bed to 3-bed.	Grant	15/10/2008
11/624	Patrick Byrne	Extension of Duration for 05/2160	Grant	30/08/2011
16/649	Stennock ltd.	completion of Phases 2 and 3 of previously approved mixed residential development (Prev Reg Refs 11/624 and 05/2160) consisting of a total of 244 previously approved residential units and a single storey crèche (c. 516m ²) including 166 no. two and three storey detached, semi-detached and terraced 2,3 and 4 bedroom houses, 78 apartments in 7 No. 3/4 storey blocks, including 22 no. three bedroom duplex units, 22 no two bedrooms over duplex apartments, 27 No. two bedroom apartments and 7 No. one bedroom apartments, underdeck parking for 82 car spaces in a revised design and layout to comply with current apartment standards, minor revisions to previously approved site layout plan, undergrounding of existing overhead power lines, access into the development through Morristown Wood as	Refusal. 1. Does not provide road identified in Objective 8(c)(i) of the Newbridge LAP (2013-2019). 2. The failure to provide pedestrian and cycle links to the train station contravenes the Design Manual for Urban Roads and Streets. 3. The provision of apartments contravenes Policy HI 6 of the Newbridge Local Area Plan.	16/08/2016

		previously approved and all associated site work		
16/1013	Stennock ltd.	Retention and completion of 40 two and three storey houses (1 no. 2 beds, 36 no. 3 beds, 3 no. 4 beds)commenced under Reg Ref 11/624 and 05/2160, provision for a future access to adjoining site to the northeast and construction of part of two no. link streets identified in Objective SRO8:C (I) and (II) of the Newbridge Local Area Plan, provision for future link street and future access to adjoining site to the south west of the application site and all associated site works above and below ground level to include open space and car parking	Grant Retention. 39 units granted. Under construction.	15/05/2017
17614	Stennock ltd	For the construction of 2 No. maximum 38KV electrical pylons, 16.2metres in height, to facilitate the undergrounding to overhead ESB wires crossing the site and allow for the development previously approved under planning reference 16/1013	Grant	26/10/2017

4. PROPOSED DEVELOPMENT

The proposed development on a site in the townlands of Morrinstownbillier and Cornelscourt, Station Road, Newbridge, Co. Kildare will comprise the following:

- 281 no. 1/2/3 bedroom units comprising 167 apartments within 5 no. 3-4 storey blocks, and 114 houses comprising 16 no. detached, 76 no. semi-detached and 22 no. terraced. Provision of a crèche (c.304 sq.m), bike and bin stores (total floor area c.336 sq.m).
- 460 no. car parking spaces, 406 no. bicycle parking spaces.
- Provision of public open spaces and completion of streets and link roads.
- All associated site development works, landscaping, boundary treatments and services provision.

The proposed development will complete “The Paddocks” residential scheme (also subject to Kildare CoCo Permission Ref. 16/1013 for 39 houses and associated roads, currently under construction).

5. PRE-APPLICATION CONSULTATION & RESPONSES

A Section 247 pre-planning meeting with Kildare County Council planning and other departments was held on 3rd August 2017.

A pre-application consultation meeting under Section 6 of the Planning and Development (Housing) and Residential Tenancies Act 2016 was held on the 25th January 2018 and included representatives from An Bord Pleanála, Kildare County Council, the applicant and their design team.

A Notice of Pre-Application Consultation Opinion was issued on 15 February 2018, which stated that the Board 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.

Three issues to be addressed were identified by the Board:

- Residential Density
- DMURS considerations in Road Layout and Parking Provision
- Foul & Surface Water Drainage

The Statement of Response summarises how each of these matters has been addressed.

In the first instance it is noted that the proposal has been revised significantly with the number of residential units increased from 164 to 281. The revised scheme achieves a net residential density of 50 units per ha in accordance with national guidelines and the LAP which designates a density range up to 50 uph on sites close to the train station. The mix of residential development has also been revised as a result.

A comparison table of the previous draft scheme originally presented to the Board and the current scheme is presented below:

	Scheme presented at Section 5 Pre-Application Consultation	Revised Scheme proposed for SHD Planning Application
Number of Units	164	281
Net Density	31	50
Percentage of Houses	95% (156)	41% (114)
Percentage of Apartments	5% (8)	59% (167)
Percentage of 1-bed units	5% (8)	14% (39)
Percentage of 2-bed units	12% (19)	47% (132)
Percentage of 3-bed units	83% (137)	39% (110)

In relation to roads layout and parking we note that DMURS standards are now explicitly incorporated as per the DDA Architects and KBA Engineers drawings. A hierarchy of streets is presented and further elaboration on how the proposed development accords with DMURS principles is contained in the DMURS Statement.

In relation to Foul & Surface Water Drainage we refer to the report prepared by KBA engineers which confirms that the waste and surface water drainage network is common to both the existing Phase 1 development (the existing Meadows scheme to the north) and the current proposal (Phase 2). Given the insufficiency of the existing foul and surface water systems, the current proposal will include for additional works that ensures Phase 1 discharge through Phase 2 is also dealt with in accordance with current standards (e.g. SuDS).

Up to date correspondence from Irish Water in relation to the current proposal which indicate that the applicant's proposed connection to the Irish Water network can be facilitated (subject to a valid connection agreement being put in place), and that there is Statement of Design Acceptance.

The Board, in its formal Opinion, also requested additional specific information to be included with any future application:

- A rationale for the public open space and car parking provision.
- A noise report addressing potential impact from the adjoining railway line
- A Traffic Impact Assessment to include traffic generated by Phase I, completion of the distributor road, and proximity to the train station.
- A Site Specific Floodrisk Assessment
- An AA Screening Report to consider potential impacts on Pollardstown Fen SAC including hydrogeology.
- A report on the potential impact of the development on Morristown Biller House.
- Par V proposals

A number of additional reports are submitted in response to the above. In relation to the rationale for public open space and car parking, these are outlined in detail in the Response to the Formal Opinion and with reference to the area schedule, Traffic Impact Assessment and Mobility Management Plan.

6. APPROPRIATE ASSESSMENT

An Appropriate Assessment Screening Report is included with the application. The report confirms that that the site is not subject to any wildlife or conservation designation.

The Screening Report concludes that the proposed project will not have any significant effects on any European sites in the wider area, the two most proximate being Pollardstown Fen SAC to the west and Mouds Bog SAC to the north. In particular it is noted that the proposed development, which includes no basement areas, is not expected to impact the hydrogeology of the wider area which could in turn impact Pollardstown Fen SAC.

As such it can be concluded that the development either on its own or in-combination with other developments will have no impact on designated sites and that the preparation of a Natura Impact Statement is not required.

7. CONCLUSIONS

In conclusion, it is submitted that the proposed development will provide an appropriate form, scale and density of high quality residential development on residential zoned site within the Newbridge LAP and close to Newbridge train station.

The statement of consistency submitted with the application, and as now revised in response to the formal opinion of the Board, demonstrates that the proposed development complies with all relevant national, regional and local planning policies and guidelines.

It is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area.