



An
Bord
Pleanála

**Case Reference:
ABP-304549-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 500 no. dwellings (356 no. houses, 144 no. apartments).

Millennium Park, Osberstown (townland), Naas, Co. Kildare.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, 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.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development

1. Further consideration of documents as they relate to the RPOs as set out in the RSES for the Eastern and Midlands Regional Assembly, specifically where they relate to the residential development of Naas, transport network and public transport infrastructure for Naas, and vision for the Millennium Park Area of Naas as an employment base. Further consideration of these issues

may require an amendment to the documents and/or design proposals submitted.

2. Further consideration of documents as they relate to compliance with the Kildare County Development Plan 2017-2023 and extant Naas Town Development Plan 2011-2017, with specific regard to the requirement for a sequential approach to development. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
3. Transportation Network - Further consideration of documents as they relate to the delivery and timing of road infrastructure in the wider area including connectivity of the proposed development to the urban centre having regard to the planning authorities submission that the development is premature pending the publication of a transport strategy for Naas (to be finalised Q4 2019, see PA Opinion dated 24th June 2019). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
4. Design and Layout - Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; connectivity with adjoining lands; hierarchy of quality, usable open space and the creation of character areas within a high quality scheme with particular reference to the entrance to the development from the Millennium Park Ring Road, should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Additional details in relation to streets and connections to adjoining lands, having regard to the report of the Transportation Division of Kildare County Council which highlights the impact of the proposed new interchange on the M7 on roads objectives in this area (see Transportation Department Report accompanying the PA Opinion dated 24th June 2019).
2. A plan detailing the hierarchy and function of public open space across the site.
3. Viewsheds from the proposed development to Our Lady and St. David's Church in Naas and the Dublin Mountains, in addition to Cross-sections/CGIs/visualisations and any other information deemed relevant, showing proposed development from the surrounding area.
4. A detailed phasing plan in relation to the development.
5. Additional details in relation to surface water management and flooding, having regard to the requirements of the Drainage Division as outlined at the tripartite meeting held on 10th July 2019, including surface water management proposals and consideration of the stream to the south of the site.
6. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal and measures to ensure protection of those proposed to be retained as part of the development.
7. Details of proposed materials/finishes.
8. Waste management details.
9. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority. Streets should be shown up to the boundary to facilitate future access, with the avoidance of any 'ransom strips'.

10. A Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).

11. A schedule of floor areas for all proposed units.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Inland Fisheries Ireland
2. Irish Water
3. Transport Infrastructure Ireland
4. Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce
7. HSE
8. Kildare County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

July ,2019