



An
Bord
Pleanála

Case Reference:
ABP-304616-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 313 no. residential units (209 no. houses and 104 no. apartments), creche and associated site works.

Naas West (townland), Devoy Link Road, 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. Neighbourhood Centre Development at Area B

Further consideration/justification of the documents as they relate to the zoning of part of Area B as 'N: Neighbourhood Centre' under the draft Naas Local Area Plan 2019-2023. The applicant is to submit a rationale for the proposed quantum and quality of retail development, if any, at Area B, with regard to the Neighbourhood Centre zoning, to include consideration of (i) national retail policy as per the Retail

Planning Guidelines; (ii) existing retail provision in the area; (iii) the level of new residential development envisaged within and around the development site and the need, or otherwise, to provide Neighbourhood Centre facilities for same and (iv) associated car and cycle parking requirements. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Design and Layout of Residential Accommodation

Further consideration/justification of the documents as they relate to the design and layout of residential development, in particular (i) the provision of high quality frontages to the R447 and Devoy Link Road and (ii) the design of the apartment blocks in Area A adjacent to the junction of the R447 and the Devoy Link Road. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

3. Integration of Trees and Hedgerows and Yeomanstown Stream

Further consideration/justification of the documents as they relate to the integration of existing trees and hedgerows at the development site into the proposed development, in particular the hedgerow at the site interface with the Rathasker Road and the creation of a 'green route' at this location with pedestrian and cycle connections to the proposed development, also interaction with the existing amenity space at the Yeomanstown Stream, to include:

- Detailed landscaping masterplan, planting proposals and hard / soft landscaping;
- Applicant to address requirements of Kildare County Council Parks Section in the report dated 26th June 2019;
- Detailed tree survey indicating trees to be retained / removed, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site;
- Detailed cross sections of the interface with the Rathasker Road to include any trees to be retained, boundary treatments, roads, pedestrian and cycle routes, public lighting and adjacent houses;

- Development should be designed to ensure passive surveillance of the green route and any associated public open spaces at the Rathasker Road;
- Detailed layout, topographical details and cross sections to indicate interaction with the Yeomanstown Stream, to address the provision of an adequate riparian buffer zone, ecological impacts and biodiversity considerations.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the Kildare County Development Plan 2017-2023, the Naas Town Development Plan 2011-2017, the draft Naas Local Area Plan 2019-2023 and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. Detailed phasing proposals to include the provision of the proposals to include provision of the creche, development of Neighbourhood Centre zoned lands, interface with the Rathasker Road and the development of same as a Green Route.
3. Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Kildare County Council.
4. Rationale for the proposed car parking provision with regard to development plan car parking standards, to include parking provision for the creche and

Neighbourhood Centre zoned lands and details of parking management for the apartments.

5. Statement of compliance with DMURS.
6. Details of all boundary treatments.
7. Map of areas to be Taken in Charge
8. A Building Lifecycle Report, as per section 6.12 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
9. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
10. Cross sections to indicate proposed ground levels, roads, public open spaces and building heights.
11. Drainage details as per the report of Kildare County Council Water Services dated 19th June 2019.
12. Detailed Part V proposals to address issues raised in the report of Kildare County Council Housing Section dated 21st June 2019.
13. AA screening report.

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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Relevant 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