



An  
Bord  
Pleanála

**Case Reference:  
ABP-308365-20**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 203 no. residential units (36 no. houses and 167 no. apartments), creche and associated site works. Site at the former Devoy Barracks, John Devoy 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 constitute a reasonable basis for an application for strategic housing 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. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments/duplex units as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. Particular regard should be

had to storage facilities for the larger family sized duplex units and it should be ensured that adequate and accessible provision is made to facilitate storage of bulky items such as buggies etc.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. This should include details on materials and finishes for the ground floor terrace areas serving the duplex units. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site. In relation to same, further justification for the proposed protruding balconies serving Unit Type K should be provided, having regard to the concerns raised at the tripartite meeting regarding the potential appearance of same.
3. Justification, and where appropriate amendment, to demonstrate that car parking quantity and location, road layout, including design and materiality of the different street types within the street hierarchy (eg proposed homezones, etc) complies with DMURS. To this end, matters raised in the PA submission (dated 04<sup>th</sup> November 2020) should be addressed in any report/justification relating to the outlined transport issues. In addition, in so far as is applicable for the making of a planning application, the following is required – A Stage 1 and 2 Road Safety Audit/Assessment; a public lighting plan and a Draft Construction and Waste Management Plan.
4. Landscaping Proposals, including a report that provides appropriate rationale and details, and addresses the comments contained within the Planning Authority's submission on this pre-application (dated 04<sup>th</sup> November 2020, including those comments within the internal report from the Parks Section of Kildare County Council (undated) which include the requirement for the following - a Detailed Arboricultural Assessment Report; a Comprehensive Landscape Design Rational & Landscape Proposal Report; cross-section drawings of the proposed open spaces; and additional and/or revised details/drawings in relation to SUDs features/permeability/boundary treatments and play areas.

5. Drainage details, including layouts, relevant consents and reports, such as would clearly address and respond to comments within the internal report from Water Services (dated 23<sup>rd</sup> October 2020), and having regard to the submission from Irish Water (dated 04<sup>th</sup> December 2020), namely the requirement to ensure that the relevant consents to connect to 3<sup>rd</sup> party foul water infrastructure are in place and that such infrastructure is of sufficient standard and has sufficient capacity; additional details as relates to surface water proposals including a revised SUDs strategy; the requirement for a groundwater monitoring and additional details as relates to Flood Risk.
6. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
7. Additional CGIs/visualisations/3D modelling.
8. All supporting technical/environmental reports to be updated as required.
9. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

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. Inland Fisheries Ireland**
- 3. National Transport Authority**
- 4. Transport Infrastructure Ireland**
- 5. 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.

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Rachel Kenny  
Director of Planning  
January, 2021