



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-311684-21

Proposed Development: 219 no. residential units (42 no. houses, 177 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 report / statement demonstrating how the proposed development accords with the objectives of the Urban Design Brief / framework for this Key Development Area (KDA), including objectives relating to Connectivity / Movement. The statement should also address the access requirements of the

commercial uses proposed for the eastern side of the KDA lands as part of the overall design brief.

2. 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 (2020). The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements and the floor areas and standards set out in Appendix 1.
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 the provisions of the Design Manual for Urban Roads and Streets (DMURS) and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020). The application should demonstrate that car parking provision should be convenient and accessible to residents.
4. The application should have regard to the detailed requirements set out in the report of the Kildare County Council Roads, Transportation and Public Safety Department dated 27th October 2021, and should be accompanied by the following:
 - (i) A detailed Traffic and Transport Assessment (TTA).
 - (ii) A Mobility Management Plan and a Parking Management Strategy.
 - (iii) An operational service plan including a detailed swept path analysis. The service plan should also consider the management of car parking and drop-off requirements of the proposed creche
 - (iv) A Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit. The audit should consider, inter alia, the design and layout of parking within the development.
 - (v) A construction traffic management plan.

5. A public lighting plan and a Draft Construction and Waste Management Plan.
6. A Social & Community Infrastructure Audit having regard to the provisions of the Naas LAP 2021 - 2027.
7. Detailed landscaping proposals which should address the matters raised in the report of Kildare County Council Parks Section, including inter alia details of measures for the retention and protection of existing trees and hedgerows along the boundaries of the site and integration with the existing public open space to the west, serving the *Arconagh* estate.
8. The application should address the following:
 - (i) The matters raised in the report of Kildare County Council Water Services Section dated 2nd November 2021, including inter alia, revisions to the design of the surface water management system, including a revised SUDs strategy and revisions to Site Specific Flood Risk Assessment.
 - (ii) The matters raised in the submission from Irish Water dated 28th October 2021, namely the requirement to ensure that the relevant consents to connect to 3rd party foul water infrastructure are in place and that such infrastructure is of sufficient standard and capacity to accommodate the proposed development.
9. A report that addresses issues of residential amenity (of both future occupants and existing residents of adjacent development), specifically with regards to 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.
10. A comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and

Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision, including accommodation at ground and first floor levels. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and their effect appropriately described and / or quantified.

11. Additional CGIs/visualisations/3D modelling, particularly from the Sean Devoy Road and the open space of Arconagh estate to the west.
12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
13. 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.
14. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted and shall detail the appropriate use of external materials on all elevations. The plan shall also address the management and maintenance of public spaces and access to the development.
15. A statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design
16. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

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**
- 6. Office of Public Works**

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.

Stephen O'Sullivan
Assistant Director of Planning
January, 2022