



<b>Case Description</b>	Demolition of existing building, construction of 322 no. residential dwellings 206 no. houses, 116 no. apartments), childcare facility, new link road (as permitted under Part 8 and associated site works. Capdoo, Clane, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	30 <sup>th</sup> November, 2018	<b>Start Time</b>	11.13 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	1.40 pm
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Kieran Doherty

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

**Representing Prospective Applicant:**

Steve Cassidy, Director, Ardstone Homes
John White, Project Manager, Ardstone Homes
Stephen Manning, Architect, MCROM
Patrick MacNabola, Architect, MCORM
Dan Reilly, Engineer, DBFL
Brendan Keogh, Engineer, DBFL
Luke Byrne, Landscape Architect, DFLA
Declan Brassil, Planner, DBCL

## **Representing Planning Authority**

Jane O'Reilly, A/Senior Executive Planner
Liam Currie, Assistant Planner
Diarmuid Donohue Roads Department
David Hall, Water Services Department

## **Introduction**

The representatives of An Bord Pleanála welcomed the prospective applicant and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 26<sup>th</sup> October 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level. Key considerations will be the proposed development in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- Neither the holding of a consultation or the forming of an opinion shall prejudice the Board or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.
- The Inspector dealing with the Pre-Application Consultation Request will be different from the one dealing with the application when submitted.

## **AGENDA**

- 1. Development strategy for the site to include layout, density, unit mix and typology, connectivity, Part V proposals, open space provision, phasing**
- 2. Infrastructural constraints- foul and surface water drainage**
- 3. Transport and parking**
- 4. Any other matters**

1. **Development strategy for the site to include layout, density, unit mix and typology, connectivity, Part V proposals, open space provision, phasing**

**ABP sought further elaboration/discussion on:**

- Proposed development may be considered to be quite roads based, with limited hierarchy of streets-require consistency with DMURS and consistency with Urban Design Manual and 12 criteria contained therein
- Density proposed having regard to national policy, in particular in the context of the site's proximity to Clane and to established services and facilities
- Current density is 33.4 units per hectare, 35-50 range may be more appropriate
- 80% of properties are 3-bed plus, majority of properties are semi-detached. Consider re-examining unit mix/typology
- Re-examine proposal in light of potential to provide a strong urban edge along new link road frontage- may help in increasing density/providing for greater unit typology/mix; not necessarily suggesting individual entrances onto street
- Re-examine connectivity through to adjoining lands – bring roads/footpaths right up to boundary edge with no ransom strips
- Some public/communal open space proposed may be considered residual in nature, usability of some space questioned in particular area of open space that is being dissected by link road
- Proposal may need to be re-examined in light of providing good quality, usable, supervised open space with quality landscaping, identify passive/active areas, interface between public/semi private and private areas;

**Planning Authority's Comments:**

- Densities are detailed in the local area plan and development plan core strategy
- Clane is a tier 4 small town and the proposed development is on the edge of town
- A density of 30 units per hectare is considered appropriate
- Social infrastructure is not in place for higher density
- Retention of hedgerows
- A public realm strategy is advised to ensure the development is pedestrian and cycle friendly with no blank walls
- The distributor road will take traffic from other roads in the vicinity
- 13.8% of the site is allocated to open space which is less than the 15% required by the development plan; however, the quality is paramount
- Phasing is acceptable
- The application should confirm an ability to deliver the distributor road in its entirety

**Prospective Applicant's Comments:**

- Difficult to have a streetscape along a distributor road
- Road is in cut in places so the site is elevated and access to the road is difficult
- Boulevard streetscape proposed is DMURS compliant
- Passive surveillance exists
- Pattern of low density suburban development in the area
- Equal distribution of open space with pocket parks for way finding
- Culs-de-sac can be brought to the boundary

- The site is hugely connected
- Part V mix has been agreed with the planning authority
- The quality of the open space is being considered in the final design
- A 10-year permission is being sought to future proof the development as services to the site may be an issue.
- The applicant will construct the Part 8 permission for the road from Kilcock Road to Dublin Road (Dublin Road to Capdoo section is constructed)
- More crossing points on the road can be provided
- There will be a DMURS style roundabout
- Cross sections of the existing and proposed should be submitted and a taking-in-charge plan

**ABP Comments:**

- Board has refused SHD developments due to low density/unit mix and typology within the general Kildare area
- Consider the 12 criteria in the Urban Design Manual in terms of provision of greater mix/type of units, creation of character areas, hierarchy of streets and open spaces
- Size of site is such that it can create its own character
- Connectivity- increased pedestrian movements will take place along the new link road/street with the development of this site; show where bus stops and facilities are and how to connect to them and how pedestrian connections through the site
- ABP will have regard to development plans and to national policy
- Justification to be submitted outlining why 10-year permission is required
- A consent letter will be required as a small section of road is owned by Kildare CC
- Demonstrate how the roundabout is consistent with DMURS
- The existing adjoining development should be shown on application drawings
- There should be no discrepancy in drawings lodged at application stage

**2. Infrastructural constraints- foul and surface water drainage**

**ABP sought further elaboration/discussion on:**

- Report of Irish Water to ABP, dated 20<sup>th</sup> November 2018

**Planning Authority's Comments:**

- Foul sewer network constraints downstream of the proposed development, infrastructure upgrades are required
- Current capacity for 205 units until the Upper Liffey Valley Sewerage Scheme Contract 2B and associated upgrades are completed
- Any increase in density will need to be communicated to IW
- Significant amount of on-going and planned development in the area so proposed development can't be considered in isolation
- Applicant should continue dialogue with IW
- On-site effluent storage and off-peak pumping is not advised

- Site topography will require a new foul pump station and rising main at the eastern section of the site to discharge to the outfall manhole on the existing sewer
- Surface water appears to drain solely to the Gollymochy stream via a new surface water outfall pipe
- Drainage design should include suitable SuDS features
- Revised drainage design should be considered utilising infiltration to ground where appropriate
- Attenuation to be provided along the new road

**Prospective Applicant's Comments:**

- Approximately 100 units per year will be built, a phasing plan will be submitted in the application
- Off-peak pumping is not envisaged
- Gullies along the lane will be provided

**ABP Comments:**

- Address the sewerage issue in the application to explain why prospective applicant considers that the proposed development isn't premature
- A previous SHD application in Kill was refused permission on the issue of prematurity
- Further liaison is advised with the planning authority and IW to address the issues in the planning authority report

**3. Transport and parking**

**ABP sought further elaboration/discussion on:**

- Extent of parking provision -631 parking spaces proposed

**Planning Authority's Comments:**

- 715 spaces would be the expected amount to comply with Development Plan standards
- Insufficient parking may result in parking on the road side
- Disabled and electric charging spaces are required

**Prospective Applicant's Comments:**

- 416 spaces are on-curtilage
- Every house will have an e-charge point

**ABP Comments:**

- National guidelines have some flexibility in this regard- justification required at application stage

#### 4. Any other matters

##### **ABP Comments:**

- Elevational treatments may need to be re-considered in particular that of apartment block close to the roundabout junction; quality material/finishes
- CGI's, visualisations, ecological study, School Demand Report, Building Lifecycle Report, phasing, taking in charge, all to be included in application documentation
- Cross sections are required showing interface between new link roadway/street and proposed urban edge; levels
- Cut and fill- show where will the cut from the road construction is proposed to be deposited and what construction traffic movements will result
- With the Gollymochy stream flowing into the River Liffey, an appropriate assessment screening report will be required
- Liaise with departments within planning authority, prior to lodging an application, as necessary- no provision for further information in SHD process

##### **Prospective Applicant's Comments:**

- An ecological survey will be submitted with the application

#### 5. Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at [cdsdesignqa@water.ie](mailto:cdsdesignqa@water.ie) **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is [spatialplanning@water.ie](mailto:spatialplanning@water.ie)

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**Tom Rabbette**  
**Assistant Director of Planning**  
**13<sup>th</sup> December 2018**