



An
Bord
Pleanála

Record of Meeting ABP-302920-18

Case Reference / Description	Demolition of 16 no. existing buildings. Construction of 298 no. residential units, neighbourhood centre, 3 no. retail units, childcare facility and all associated site works. Former Magee Barracks Site, Hospital Street (R445), Kildare Town, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	11 th December, 2018	Start Time	2.30pm
Location	Offices of An Bord Pleanála	End Time	4.30pm
Chairperson	Tom Rabbette	Senior Executive Officer	Siobhan White

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Siobhan White, Senior Executive Officer

Representing Prospective Applicant:

David Kennedy, Applicant
Sean O'Brien, Applicant
Paul Davey, RKD Architects
Seamus Guidera, RKD Architects
James Naughton, Garland Consulting Engineers
Ben Mong, Garland Consulting Engineers
Brian Coakley, Traffic Engineer
Aine Patton, BSM Landscape Architects
Paul Turley, JSA Planning Consultants
Niall Byrne, JSA Planning Consultants

Representing Planning Authority

Patricia Conlon, Senior Executive Planner
Fiona Breen, Executive Planner
George Willoughby, Roads Department
David Hall, Water Services Department

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 27th November, 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 ABP'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, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP 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 ABP representatives acknowledged the letter dated 31st October, 2018 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. The preponderance of residential use in the proposed development, having regard to the provisions of the Kildare County Development Plan, 2017-2023, the Kildare Town Local Area Plan 2012-2018 and the draft RSES for the Eastern and Midland Regions**
 - 2. Housing mix, having regard to reason no.1 of the Board's decision on ABP-301371-18**
 - 3. Residential Density, having regard to reason no. 2 of the Board's decision on ABP-301371-18**
 - 4. Residential amenity, including compliance with the 2018 Guidelines on the Design Standards for New Apartments and reason no. 2 of the Board's decision on ABP-301371-18**
 - 5. Access and layout, having regard to the provisions of DMURS, the need for connections to the existing fabric of the town and the note on the Board's direction on ABP-301371-18**
 - 6. Design**
 - 7. Phasing**
 - 8. Water supply and drainage**
 - 9. Any other issues**
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- 1. The preponderance of residential use in the proposed development, having regard to the provisions of the Kildare County Development Plan, 2017-2023, the Kildare Town Local Area Plan 2012-2018 and the draft RSES for the Eastern and Midland Regions**

ABP sought further elaboration/discussion on:

- These issues having regard to the provisions of the LAP, the submission from the planning authority and the previous decision on the site

Prospective Applicant's response:

- Current proposals for supermarket and clinic on the barracks site, but no interest from other commercial users for development on the site
- Lack of demand for more commercial uses apparent from the vacancy of the site for 20 years
- The board's previous refusal did not object to a predominantly residential use for the site

Planning Authority's comments:

- Excess of zoning for residential development in Kildare Town, lack of employment
- Draft RSES does not provide specific guidance of 'other towns' such as Kildare

2. Housing mix, having regard to reason no.1 of the Board's decision on ABP-301371-18

ABP sought further elaboration/discussion on:

- Mix of unit types proposed, having regard to the previous board decision and national policy

Prospective Applicant's response:

- Higher proportion of apartments and one- and two-bedroom units in the current proposal compared to the previous one
- Limited market for apartments in the town

Planning Authority's comments:

- Limited demand for apartments in the town,
- Apartments and duplexes that are sold on the private market are frequently bought by approved housing bodies for social housing
- Maisonettes could be provided in place of some semi-detached houses to increase the number of 'own-door' units

3. Residential Density, having regard to reason no. 2 of the Board's decision on ABP-301371-18

ABP sought further elaboration/discussion on:

- Provision of an appropriate density of development having regard to the location of the site adjacent to a town centre and railway station, and to national policy and previous board decision

Prospective Applicant's response:

- The number of units had been increased by over 10% compared to the previous proposal
- The proposed net density is now 39 dph, which is about as high as could be achieved on the site without changing the character of the scheme to one of predominantly apartments requiring lifts and basement car parking

Planning Authority's comments:

- The proposed increase in units would also increase the proportion of the development on the barracks site used for non-employment purposes
- A higher density of residential development on part of the site would increase the remaining area available for employment uses elsewhere on the site

Further ABP comments:

- The board's representatives were concerned that the calculation of the new density excluded smaller open spaces from the net site area, which would not be in keeping with the advice given at appendix A of the 2009 sustainable urban density guidelines. The net density may therefore be below 39 units per hectare.
- An adequate density of development reflecting the location of the site near a town centre and railway station, properly calculated in accordance with the applicable

guidelines, was required in order to avoid another refusal of permission on the site

4. Residential amenity, including compliance with the 2018 Guidelines on the Design Standards for New Apartments and reason no. 2 of the Board's decision on ABP-301371-18

ABP sought further elaboration/discussion on:

- Compliance with the 2018 guidelines, having regard to the previous decision by the board

Prospective Applicant's response:

- The current proposals would fully comply with the guidelines

5. Access and layout, having regard to the provisions of DMURS, the need for connections to the existing fabric of the town and the note on the Board's direction on ABP-301371-18

ABP sought further elaboration/discussion on:

- Compliance with the applicable standards, having regard to the submissions and direction by the board on the previous application

Prospective Applicant's response:

- Proposals to provide signalised junction, cycleways and narrower carriageway along Hospital Street
- Internal roads have a design speed of 30kph

Planning Authority's comments:

- Hospital Street is a wide, fast road with narrow footpaths. Works are required along a length of that road from the bend to the east of the site. There are four proposed developments along Hospital Street and the costs should be shared among them
- The spine road through the development should be extended as far as Melitta Road and a connection made to the Ruanbeg Estate
- Consider crèche location in context of access arrangements to the playground

Further comments from the Prospective Applicant:

- The prospective applicant would be responsible for the costs associated with three of the four developments along Hospital Street and it an excessive share of the costs of the upgrade of the street should not be imposed
- Difficult to design and build a spine road through the northern part of the barracks site without a layout for housing. It would delay development to require an overall application for the barracks site.

Further comments from ABP:

- The representatives of the board stated that the details of any outstanding disagreements regarding works to Hospital Street and the responsibility for its

costs should be provided in any application in order to allow the board to properly determine the issues in dispute

6. Design

ABP sought further elaboration/discussion on:

- Design and layout of the proposed development

Prospective Applicant's comments:

- The development would be at an accessible scale, with an appropriate mix of brick and render finishes

Planning Authority's comments:

- The authority has concerns about the layout of duplexes around the open space, and the extent to which the proposed development reflects the heritage of the site

7. Phasing

ABP sought further elaboration/discussion on:

- The phasing and delivery of development on the barracks site

Prospective Applicant's comments:

- The concurrent applications for the development of the supermarket and clinic on the barracks site have not been decided. The former is with the planning authority and the latter with the board

8. Water and Drainage

ABP sought further elaboration/discussion on:

- The provision of services for the site

Planning Authority's comments:

- The authority were not aware of any constraints on the Irish Water networks
- Matters from the Water Services Report on the previous application are outstanding. Details regarding site investigation results are required. Infiltration should be maximised. The route of the pipe to the Ruanbeg Sewer discharges is unclear. TII would need to confirm capacity in the surface water drainage system serving the M7.

Prospective Applicant's comments:

- Only partial infiltration is proposed
- The prospective applicants are in close contact with the council on these matters

Further comments from ABP:

- The representatives of the board stated that the parties should remain in consultation with each other and that any outstanding issues should be described in the details submitted with an application, as the facility to request further information after an application has been lodged is restricted to exceptional circumstances

Conclusions

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 **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

Tom Rabbette
Assistant Director of Planning
January, 2019