



An
Bord
Pleanála

Record of a Meeting ABP-304021-19

Case Reference / Description	160 no. residential units (110 no houses and 50 no. apartments) and associated site works. Townland of Newtown, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	1 st May, 2019	Start Time	11.30am
Location	Offices of An Bord Pleanála	End Time	1.05pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Brigid Ryan, Planner, Applicant Company
Dan Egan, landscape, TBS
Declan Brassil, Planner, DBCL
Gary Lindsay, Engineer, Cronin Sutton Consulting Engineers
Kevin Laffey, Architect, CCK Architects
Kevin Traynor, Director, Applicant Company
Michael Crowe, Architect, CCK Architects

Representing Planning Authority

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

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 16th March 2019 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 1st April, 2019 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. Development Strategy – density, landscape design and quantum of public open space**
- 2. Pedestrian connectivity**
- 3. Site interface and context**
- 4. Water Services**
- 5. Part V**
- 6. Any other matters**

1. Development Strategy for the site – Density, landscape design and quantum of public open space

ABP sought further elaboration/discussion on:

- Large amount of open space proposed and the landscape design rationale to ensure good levels of passive supervision
- Development strategy for the site, in terms of other parcels of public open space, their necessity in light of the overall quantum of public open space for the entire site
- Clarification on density levels in terms of net versus gross calculations

Prospective applicant response:

- Site evolved from national policy and through the planning history
- Open space levels for the development would be at 35-50% of the site
- Road is consistent with DMURS principal
- The development has a strong edge character to the countryside
- The large amount of open space would facilitate a higher density
- Unique site, large amount of open space would be an asset to the site and the wider area
- Open space would have active uses such as playground and exercise stations
- Pocket parks would be in a short walking distance proposed residential units
- The main public space is at a higher level to rest of the site, unable to change levels as the site is contiguous to other lands which are owned by the GAA
- Intention would be to hand over the large open space land to the Local Authority for future uses

PA Comments:

- Would argue that public open space levels should be at 15-20 % as per National Guidelines, feel that the density levels are too high for a small town with few amenity's close by
- The road should be excluded when calculating the net density figures
- In favour of the public park and prefer a stronger edge for the site
- 2 pocket parks are dominated by SUDS and not acceptable
- There is an issue with the open space on zoned residential land and it fails to meet development plan standards in term of overall amount
- Would be favour of the design however would have concerns that the development could impede the core strategy of the development plan
- Play spaces will enhance the open space

Further ABP Comments:

- The calculation of residential density levels should clearly outline the approach and methodology in terms of net and gross calculations
- Landscape design should be clearly set out, demonstrate the types of uses, passive supervision and types of uses
- In terms of public open space, examine other examples where SUDS have been successfully integrated into public open spaces
- Should consult further with the Planning Authority
- Re-examine the distribution of open space in light of such a large proportion of the site given over to public open space
- Set out taken in charge

2. Pedestrian connectivity**ABP sought further elaboration/discussion on:**

- The possibility for linkage to the local amenities and the town centre
- Detail the connections through the site

Prospective applicants response:

- Have engaged with adjacent landowners and may be possible to connect through Embassy Manor to the north
- Currently, proposal is under review by the management company, but even if a pedestrian connection cannot be achieved walking distances to the town centre will remain the same
- It may be possible for a connection through the park into the GAA lands, but unlikely
- Agree that it is important to create the possibility for future connections
- The proposed development will provide a major part of new road linkage

PA Comments:

- Welcome the delivery of the road, the final portion of the road to the north could then be examined if the subject proposal is permitted
- Access would be an issue with regards to the lack of amenity's in close proximity to the development, long walking distances would result if shorter linkage connections cannot be delivered

Further ABP Comments:

- Linkage and connections are important for the development, existing and proposed routes should be clearly set out in any documentation submitted

3. Site interface and context**ABP sought further elaboration/discussion on:**

- Site interface and context, in particular at the location of a long narrow access route to the GAA lands at the south eastern portion of the site

PA Comments:

- Satisfied with the layout of the road and the 6.5-meter carriageway
- Satisfied with cycle ways
- Would have concerns over the possibilities for speeding if not addressed by design
- Address access into the GAA lands and concerns over sight lines, examine if there is a possibility to re-design
- Re-examine the need for a site entrance to the GAA lands and can be provided elsewhere in the development

Prospective Applicants response:

- Will discuss further with the GAA and can address speeding concern issue through design
- Will address planning authority concerns about the access point and consider alternative locations for access

Further ABP Comments:

- Would advise further consultations with the Planning Authority regarding detailed design and DMURS
- Address concerns regarding functionality of the space left behind between the proposed development and the backs of existing housing to the east of the site
- Explore alternative locations for the access to the GAA lands as appropriate

4. Water Services**ABP sought further elaboration/discussion on:**

- The status of the Upper Liffey Valley Contract 2B
- The location and capacity of the pumping station with regards to the Planning Authority concerns over suitability and potential for odours and nuisance

Prospective Applicants response:

- CPO is completed and waiting to be signed
- The pumping station will pump at off peak periods until the Upper Liffey Valley project is complete

PA Comments:

- There are wastewater constraints at Kill Hill
- 2022 Irish Water plan to remove constraints this may be extended if delays are experienced
- Concerns with the location of the pumping station in terms of traffic hazard
- Wouldn't agree to off peak pumping, would advise on further consultations and agreeing a solution with Irish Water
- Surface water and infiltration tests and rates should be included with regard to surface water management
- There are issues too with regard to the location of a attenuation tanks under roads and this is not acceptable

Further ABP comments:

- Would advise further discussions with the Planning Authority in relation to the detailed and technical aspects of surface water management on the site and specifically with

regard to swales and open space, attenuation tanks under roads, drainage to ditches and location of the pumping station

5. Part V

ABP sought further elaboration/discussion on:

- The planning authority's concerns over the design of individual Part V units and can these issues be addressed prior to an application being lodged

PA Comments:

- Would favour more duplex units and 2 bed houses
- Will consult further with the Prospective Applicant

Prospective applicants response:

- Will consult further with the Housing section of the Council to agree suitable design approaches

Further ABP Comments:

- Would advise further discussions prior to an application lodged

6. Any Other Matters:

PA Comments:

- The proposed development does not accord with the core strategy of the development plan

Further ABP Comments

- Provide a justification if an agreement cannot be reached in relation to housing density, layout, open space provision and core strategy of the development plan

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

Rachel Kenny
Director of Planning
May, 2019