



An
Bord
Pleanála

Record of Meeting ABP-304410-19

Case Reference / Description	ABP-304410-19: 142 Houses, 158 Apartments, Creche and associated site works, Clane, County Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Meeting	1 st Meeting		
Date	18 th June, 2019	Start Time: 2.30 pm	
Location	Offices of An Bord Pleanála	End Time: 4.00 pm	
Chairperson	Rachel Kenny	Executive Officer	Leonard Mangan

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Leonard Mangan, Executive Officer

Representing Prospective Applicant:

Patrick & William Fadden, Westar Developments
Brian Connolly, Brian Connolly Associates
Conor Moriarty, Brian Connolly Associates
Kevin Hughes, Hughes Consultancy
Kayleigh Sexton, Hughes Consultancy
Gwen Tierney, Landmark Designs
Richard Frisbee, Roadplan
Paul McShane, IE Consulting

Representing Planning Authority:

Eoghan Lynch, Senior Executive Planner
Michael Duffy, Assistant Planner
Diarmuid Donohoe, Roads Department
David Hall, Water Services Department

Introduction

The Representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority 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 the file should an application arise following the conclusion of this consultation process.
- ABP received a submission from the PA on 4th June 2019 providing the records of consultations held pursuant to section 247 and its written opinion of considerations relating to proper planning and sustainable development that may have a bearing on ABP's decision
- The consultation 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 received on 8th May, 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 be dealing with the application when it was submitted. Any audio recording of the meeting is prohibited.

AGENDA

1. Development Strategy – access/connectivity, layout, density, unit mix, typology and phasing
2. Residential Amenity
3. Public Open Space Strategy – integration and retention
4. Car Parking – design and layout
5. Infrastructural constraints- foul and surface water drainage
6. Any other matters

- 1. Development Strategy – access/connectivity, layout, density, unit mix, typology and phasing**
- 2. Residential Amenity**

ABP Comments:

- Documentation submitted for pre-application consultation was broadly sufficient, but some questions arose about interconnectivity to surrounding development.
- The location of some of the apartments was queried. ABP advised that some digression from LAP guidelines is not necessarily to be viewed as a negative; if and when such situations arise, documentary justification for a design rationale should be provided, such as the provision of apartments and residential density divergence.
- The 'back-to-backing' of cul-de-sacs and turning heads was queried and it was suggested that pedestrians and cyclists should be catered for in terms of connectivity.
- The phasing of the River Liffey amenity walk was queried and detail specifications should be discussed with the PA.
- The possibility of more open spaces and amenities closer to the apartments might be of benefit to the residents, whilst it was important to keep LAP guidelines as a useful reference point, residential standards should be adhered to as much as possible and separation distances need not be viewed as the 'key' consideration.
- LAP guidelines can occasionally be departed from, efforts to mitigate and explain the reasons why should be demonstrated. It is appreciated that within the LAP guidelines are a lot of competing interests and striking the correct balance is not always easy particularly in large-scale developments. ABP acknowledged the diversity and variety of the unit types in the design.
- A 10-year permission was considered most unlikely as the purpose of Strategic Housing Development legislation is to facilitate as much as possible the expeditious provision of housing.

Prospective Applicant's Comments:

- Access connectivity is a principal concern – consultations with Planning Authority representatives did not encounter any major issues with the development on this topic.
- Main access to the development from Brooklands and Alexander Walk.
- Of the 2 adjoining estates, Alexander Manor has been taken in charge by Kildare County Council, while Brooklands is owned by the prospective applicant.
- Priority of pedestrian connectivity was emphasised partly to avoid the development being used as a throughway for vehicular traffic and to dissuade any potential 'rat-running'.
- Walking times to the main Dublin Road, nearest Bus stop and nearest Railway station are all reasonable, ranging from approximately 3 minutes to approximately 12 minutes.
- The scheme exceeds the recommended site density as per the LAP.
- The planned development is envisaged to be completed in 4 phased stages; Phase A – apartments and Creche; Phases B & C are Apartment Blocks and phase D will be duplexes. The timing of the phasing and stage completions will depend largely on availability of key services, e.g. connection to water mains & sewage networks etc

- Car Parking obligations were a somewhat constricting factor in the design of the scheme. Balancing commitments to residents and matching the aspirations of the LAP were major considerations. It was felt that although the site scored well in terms of access connectivity, it was not a site where car Parking spaces could be minimised because of the lack of access to frequent public transport links.
- The Prospective Applicant stated that apartment location was determined by Development Plan standards and separation distances.

Planning Authority Comments:

- PA view the site's connectivity to other nearby estates and main routes into and out of Clane as one of the key advantages of the scheme. Of slight concern is access & egress to the Northeast of the site. Future connectivity to the Park is to be clarified.

3. Open Space Strategy - Integration & Retention:

ABP Comments:

- The applicants and the PA were reminded that there was no scope for requesting/providing further information as part of this process, so landscape drawings must accurately reflect what is proposed, including boundary treatments and retention of key features such as trees. It must be clearly established who is responsible for maintenance of boundaries and landscape features.

Prospective Applicant Comments:

- The intended strategy is to retain as many trees and hedgerows as possible. Visual permeability is a core objective of the landscaping, together with physical connections to existing open spaces.
- Most or all trees and hedgerows along the river walk are intended to be kept and the scheme aims to provide plenty of open space for 'natural play areas'.

Planning Authority Comments:

- A preference for open play areas over hard infrastructure such as rope swings, slides, full-equipped playground etc was expressed.
- Responsibility for the maintenance of the Riverwalk (which leads onto a future park) was confirmed by the Planning Authority.

4. Car Parking- Design & Layout

ABP Comments:

- Some areas within the scheme, the car parking infrastructure seemed quite dominant and that integration could perhaps be a bit more subtle and integrated with the landscape masterplan.
- Does provision of so many car parking spaces properly reflected changing societal trends, i.e. in the not too distant future will the next generation of residents be so car-dependent? Possibility for requirement of EV charge ports also as more 'green-conscious' motorists drive EVs.

Prospective Applicant Comments:

- 546 car parking spaces to be provided which is above the minimum requirement as per the LAP.
- An important consideration was for adequate access and turning space for larger vehicles such as Fire Appliances and Bin Trucks.

Planning Authority Comments:

- Due to lack of proximity to frequent public transport, a high demand for car use and parking is anticipated.

5. Infrastructural Constraints**ABP Comments:**

- ABP asked about the status of the Upper Liffey 2B contract, and the potential for phased development.

Planning Authority Comments:

- Irish Water are confident units can be brought online in close co-ordination with the proposed phasing of the development.
- Notwithstanding the above, some provisos apply, e.g. scheduling of financing and infrastructural investment etc.
- PA also advises prospective applicant to maintain steady dialogue with Irish Water and endeavour to 'maximise clarification' in relation to completion of scheme phases.
- Surface Water – the PA stated that the applicant is welcome to discuss any outstanding concerns re potential flood risk. The neighbouring estate is not due to be taken in charge by the PA so drainage facilities need to be adequate.

6. Any Other Matters**Prospective Applicant Comments:**

- Bat surveys to be completed, E.I.A.R. to be prepared in advance of application.
- Reason for the proposed location of creche is because a large creche already exists on the other side of the proposed scheme, at Alexander Walk to the south. Regular dialogue between applicant and PA in the interests of clarifying up to date information on levels of Childcare demand in the local area is welcome.

Planning Authority Comments:

- Creche facilities are important, the Council's understanding is that there is steady high demand for childcare facilities throughout the county. It would be helpful to provide some form of documented childcare demand assessment study.

ABP Comments:

- Prospective applicant was advised to liaise with the Kildare County Childcare Committee with regard to any analysis concerning childcare provision and demand.

Conclusions

ABP Comments:

- Chairperson concluded by repeating that if any part of the LAP has to be materially contravened it would be advisable to flag the issue well in advance and check the public notice with the Strategic Housing Unit.
- Whether a further pre-application consultation is required would be considered only in the case of a material change to the current proposal.
- There should be no delay in making a planning application once the public notice has issued.
- Sample notices, application form and procedures are available on the Board's website.

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
July 2019