



An  
Bord  
Pleanála

## Record of Meeting ABP-304549-19

<b>Case Reference / Description</b>	500 no. dwellings (356 no. houses, 144 no. apartments). Millennium Park, Osberstown (townland), Naas, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	9 <sup>th</sup> July, 2019	<b>Start Time</b>	11.30am
<b>Location</b>	Offices of Kildare County Council	<b>End Time</b>	1.15pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Aoife Duffy

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una O Neill, Senior Planning Inspector
Aoife Duffy, Executive Officer

### Representing Prospective Applicant:

Catherine Hanly, Glenveagh Homes
Dan Reilly, DBFL Engineers
Finian O Neil, OMP Architects
John Carr, DBHL Engineers
John Spain, John Spain and Associates
Kevin Fitzpatrick, KFLA Architects
Mark Kelly, DBFL Engineers
Oisin Boland, Glenveagh Homes
Rory Kunz, John Spain and Associates
Tom Sweetman, OMP Architects

### Representing Planning Authority

Patricia Conlon, Senior Executive Planner
Elaine Donoghue, Executive Planner
George Willoughby, Transportation

Diarmuid Donoghoe, Transportation
David Hall, Water Services
Liam McGree -Senior Planner
Patrick Harrington, Senior Executive Architect, Housing

## 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 24<sup>th</sup> June, 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 28<sup>th</sup> 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 deal with the application when it was submitted. Recording of the meeting is prohibited.

## Agenda

1. **Principle of development with regard to Naas Town Development Plan 2011-2017 and draft Naas Local Area Plan 2019-2023**
2. **Development strategy to include density, layout, open space, public realm, permeability, phasing and integration with adjoining lands.**
3. **Traffic and transportation.**
4. **Site services and flood risk.**
5. **Any other matters.**

## **1.Principle of development with regard to Naas Town Development Plan 2011-2017 and draft Naas Local Area Plan 2019-2023.**

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

- Rationale for proposed development with regard to Naas Town Development Plan 2011-2017, given the context of draft Naas Local Area Plan 2019-2023 currently on display and recently adopted RSES.
- Planning Authority concerns to be addressed.

### **Prospective Applicant's response:**

- Naas has been identified as a Key Town in the RSES and an area of development and growth.
- The proposal will be achieving the objectives of the adopted and extant Town Development Plan. The draft LAP for Naas is not yet adopted and it would be ultra vires of the Board to consider that plan.
- There is good connectivity and transport connections with Naas.
- Lands adequately served by Millennium Park Road and the M7 motorway.
- There has been significant investment in infrastructure in the area.
- Proposed school to the north of the site will cater for additional residents that will be generated.
- Residential development will support employment in the area.
- Degree of uncertainty as draft LAP hasn't been adopted and proposed transport plan has not been published.
- Would believe the proposal is consistent with the RSES and associated RPOs and site will be highly accessible.

### **Planning Authority's comments:**

- A draft of the Naas Transport Plan is expected to be published in September. The draft LAP for Naas is now off public display and the Chief Executive's Report on submissions is being presented to the Councillors today.
- Future use of the land will be highly impacted by the transport plan.
- Cognitive that the transport plan is vital for the proposal.
- Would have concerns that the zoning may not be consistent with the RSES and national policy and the proposal will compromise the Draft LAP.
- Proposal is premature and may compromise delivery of preferred road network and I impact how the lands connect into the surrounding road network. The road alignment on adopted town plan is indicative and will be affected by the development of motorway connection, which is under construction.
- Policies will need to be re-considered by prospective applicant and consider if the proposal meets the zoning objectives.
- The proposal does not support sequential development.

### **Further ABP comments:**

- It is noted that the site is a greenfield site, with adjoining lands undeveloped, and the site is not directly connected with the existing town centre. Content of the RSES was noted in relation to residential development. Applicant should be cognisant of

national policy and address concerns with regards to the RSES PROs which specifically refer to Millennium Park.

- Demonstrate clearly in the documentation how the development will work strategically.

## **2. Development strategy to include density, layout, open space, public realm, permeability, phasing and integration with adjoining lands.**

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

- Distinctiveness of the proposal and creation of character areas.
- Explore the public realm further and the hierarchy of open space being provided.
- Statement of consistency is important, and all information will need to be accurate.
- Figures for density need to be clear and accurate.
- Show all connections up to the boundary line.

### **Prospective Applicant's response:**

- Amendments to the layout have been made since the submission.
- Character areas will be defined further throughout the site.
- Pocket parks will be designed in each character area.
- Density will increase at the entrance to the site and these buildings will be redesigned to make a stronger entrance.
- Buildings will turn corners etc and public realm will be overlooked.

### **Planning Authority's comments:**

- Design work and the alignment of the road needs to be relooked at.
- Connections need to be established, however this would be outside the control of the prospective applicant as the transport plan not been released yet/draft due in September.
- Design has regard to alignment indicated in the Naas Town Plan but also designing in road as per the Draft LAP. This highlights the uncertainty of developing the land without the transport plan in place. Road layout on map is indicative and proposal may compromise it.
- The design of apartments at the entrance to be considered further.
- Our Lady and St. David's Church in Naas is highly visible from the site and layout of the scheme should be reconsidered to incorporate view sheds of the church to create a sense of place at this location.

### **Further ABP comments:**

- Should address any potential issues before submitting an application.
- Consult further with the Planning Authority and address any outstanding issues.
- CGIS should be submitted at application stage.

## **3. Traffic and Transportation.**

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

- Road network, transport plan for Naas and PA concerns.

**Prospective Applicant's response:**

- Layout has been future proofed in terms of roads and connections to adjoining lands. Layout will work in terms of adopted Town Plan and draft LAP.
- Developing a spine road through the site with character areas.
- Principles of DMURS will be applied. Pedestrian/cycleways to serve zoned lands are included.
- Transport Assessment will be imperative for the site.

**Planning Authority Comments:**

- Would have concerns with the spine route that is being proposed.
- Transport Strategy for Naas and masterplan needs to be developed. Concerned that proposed development would be premature pending delivery of these plans and may compromise future road layout, which is represented on the plans as an indicative line.
- Uncertainty around the lands. Connections will need to be established.
- There are some minor differences in the documentation that needs to be addressed.

**Further ABP comments:**

- Connections need to be established for both existing and future linkages.
- Address PA concerns in relation to surrounding road network and potential compromising of the future transport plan.

**4. Site services and flood risk.****ABP sought further elaboration/discussion on:**

- Water services infrastructure for the site and location of wayleave and its associated requirements.
- Flood risk assessment.
- Surface water drainage and planning authority concerns.

**Planning Authority Comments:**

- More consultations needed with the prospective applicant.
- Site specific flood risk assessment may require further off line discussion.
- Irish Water issues will need to be addressed, however there is no known constraints on the site.
- There are some minor differences regarding pipe and road layout which can be discussed further with the prospective applicant.
- Red line boundary will need to be discussed further.
- Some Irish Water sewage connections may need consent from third parties.
- There is a double ditch/stream which the outfall is going into. May need consent of third party, notwithstanding that the applicant indicates the outfall is on the side of the ditch that is in their ownership.

**Prospective Applicant's response:**

- A justification test will be carried out
- Will engage with Irish Water and the planning authority
- Will make details clear and arrange whatever agreements are required.

**Further ABP comments:**

- Address the guidelines, consult further with Irish Water and the planning authority.
- Provide a full justification test.

**5. Any other matters**

**Further ABP Comments:**

- Follow procedures with regards to EIAR and AA screening

**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](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  
July, 2019