



An
Bord
Pleanála

Record of Meeting ABP-304616-19

Case Reference / Description	313 no. residential units (209 no. houses and 104 no. apartments), creche and associated site works. Naas West (townland), Devoy Link Road, Naas, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	9 th July, 2019	Start Time	2.30pm
Location	Offices of Kildare County Council	End Time	4.15pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Emma Flanagan, Cairn Homes
John Grace, Cairn Homes
Shane Walsh, MCORM Architects
Dan Egan, The Big Space
Noel Gorman, DBFL
John Spain, John Spain and Associates
Rory Kunz, John Spain and Associates
Liam O'Brien, Cairn Homes
Thomas Jennings, Cairn Homes

Representing Planning Authority

Patricia Conlon, Senior Executive Planner
Trevor Moore, Water Services

Diarmuid Donoghoe, Transportation
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 26th 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 28th 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 the Naas Town Development Plan 2011-2017 and the draft Naas Local Area Plan 2019-2023.**
- 2. Design of residential accommodation. Residential layout including open space provision, public realm, vehicular, pedestrian and cycle connections, incorporation of the stream at the western site boundary, interface with Rathasker Road, Elsinore, Devoy Road and the South Link Road. Retention / integration of existing trees and hedgerows.**
- 3. Roads and transportation issues. Car and cycle parking provision.**
- 4. Site services and flood risk.**
- 5. Any other matters**

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

ABP sought further elaboration/discussion on:

- Status of the Naas Town Development Plan. This expired last year however there have been recent decisions in the Plan area.
- Previous permission granted at development site and context of development with other zoned lands
- Compliance with Neighbourhood Centre zoning objective at the development site
- Rationale for density levels and housing mix

Planning Authority's comments:

- Land is zoned residential in the draft Plan, the draft Plan may not be adopted until end of the year
- Higher density of residential units will need corresponding amenity space
- Retail zoning (neighbourhood centre) included in the draft Plan
- Applicant to address neighbourhood centre and amenity provision in application
- Housing mix is considered acceptable.

Prospective Applicant's response:

- Non provision of neighbourhood centre may be justified on the basis of viability at this location
- Applicant would struggle to find retail / commercial occupants for neighbourhood centre units.
- Consideration of existing retail in close proximity
- Applicant is providing a creche
- The proposed crèche and amenity provision are sufficient to provide for residents
- The housing mix and typology are appropriate for the area of Naas

Further ABP comments:

- Address/consider the new Local Area Plan in the application
- Address the planning authority concerns with regards to the quantity or retail and amenities proposed
- Consider the neighbourhood centre and the level of parking services as per the Naas Local Area Plan
- Application to address provision/non-provision of retail
- Provide a rationale/justification for the proposed residential density
- Review housing mix

2. Design of residential accommodation. Residential layout including open space provision, public realm, vehicular, pedestrian and cycle connections, incorporation of the stream at the western site boundary, interface with Rathasker Road, Elsinore, Devoy Road and the South Link Road. Retention / integration of existing trees and hedgerows.

ABP sought further elaboration/discussion on:

- Site context and layout with regards to the creche, level of open space, design framework and interaction with Rathasker Road
- Retention of the trees and hedgerow and vehicular access to Rathasker Road
- Location of apartment blocks in Area A relative to the R447 road frontage and related area indicated as open space in the draft LAP Design Framework for the development site.
- Visual impacts of duplex blocks, possibility of dual fronted design
- Design and location of Part V units

Planning Authority's comments:

- Applicant to assess construction impacts on trees and hedgerows at the site, identify trees to be retained or removed
- Show the link road elevations and entrances into the duplex units
- Applicant to indicate areas of private open space
- Elevation details of B1 types need to be reconsidered

Prospective Applicant's response:

- High quality and quantum of open space being provided on site, the bridge access with central spine allows for easy access, will demonstrate better in the application
- Will provide layouts and CGIs at application stage
- Will address the elevations and will reconsider the duplex units
- Will consider / justify proposed tree retention / removal, including at Rathasker Road
- The hedgerow needs to be removed in order to provide an appropriate interface at Rathasker Road, surveillance and a new frontage to the laneway

Further ABP comments:

- Provide full landscape drawings and levels
- Applicant to comprehensively address site layout, landscaping, drainage and road details in a consistent way.
- Application to address connections to public transport and pedestrian facilities
- Show tree protection details and address any planning authority concerns
- Provide a rationale if intending to remove the hedgerow at Rathasker Rd.
- Provide taking in charge details

3. Roads and transportation issues. Car and cycle parking provision.

ABP sought further elaboration/discussion on:

- Road details and layout
- Quantum of car parking proposed

Planning Authority's comments:

- Applicant to consider interface with Rathasker Rd with regard to pedestrian connection and interaction with proposed development roads layout
- Generally satisfied with car parking but note deficiencies with regard to visitor car parking provision
- Applicant to consider the relationship between roads and open spaces with regard to DMURS

Prospective Applicant's response:

- Will discuss interface with Rathasker Rd with the planning authority
- Hammerheads not adequate for the proposed development, will re look at other options

Further ABP comments:

- Show connections in the drawings
- Consult with PA and address any concerns

4. Site services and flood risk.

ABP sought further elaboration/discussion on:

- Drainage Design and Irish Water capacity issues

Prospective Applicant's response:

- Irish Water has submitted a letter since the submitting the pre-application consultation
- Will submit further detail at application stage

Planning Authority's comments:

- No major issues

Further ABP comments:

- Consult further with Irish Water
- Ensure any SUDS and drainage issues have been resolved and ensure that there no discrepancies in documents

5. Any Other Matters

Further ABP Comments:

- Reconsider Part V and residential density
- Consult further with the planning authority
- Submit a building life cycle report
- Consider the RSES and the 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



Tom Rabbette
Assistant Director of Planning
July, 2019