



Case Reference / Description	1324 no. residential units (516 no. houses, 808 no. apartments), creche and associated site works. Southgreen Road and Old Road, Kildare Town, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	13 th December, 2019	Start Time	2.00 pm
Location	An Bord Pleanála	End Time	3.45 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Pat Conlan, Applicant
Paul O'Neill, Applicant
Laura Brock, Brock McClure Planning Consultants
Caitlin O'Shea, Brock McClure Planning Consultants
Stephen Manning, McCrossan O'Rourke Manning Architects
Patrick McNabola, McCrossan O'Rourke Manning Architects
William Hynes, Future Analytics
Ian Worrell, Waterman Moylan
Anthony Ryan, Hayes Ryan

Representing Planning Authority

David Hall, Water Services Department
Aidan Martin, Water Services Department

Patricia Conlon, Planning Department
Elaine Donohoe, Planning Department
George Willoughby, Roads Department
Carmel O'Grady, Parks Department
Patrick Harrington, Housing Department
Aoife Brangan, Planning Department
John Coppinger, Roads 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 4th December, 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 7th November, 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. Core Strategy/Phasing**
- 2. Development strategy for the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, childcare facility and local centre**
- 3. Drainage**
- 4. Transportation**
- 5. Any other matters**

- 1. Core Strategy/Phasing**
Items 1 and 4 dealt with together

ABP Comments:

- Issues raised in PA Opinion also concern ABP in terms of scale of proposed residential development relative to services/facilities being provided
- Acknowledged provision of Link Road and front-loading of other drainage infrastructure
- Need to provide rationale to show that Kildare Town has capacity to accommodate a development of the scale proposed, in the absence of provision of meaningful social infrastructure
- Have regard to provision of schools, doctors, dentists and other services and facilities
- Proposed development equivalent to the size of a small town- need to provide for a community not just large scale housing development
- Demonstrate capacity in schools and services for development of this size
- Need to provide justification for non-provision of public park to north of site and road upgrades within this current application
- Have regard to other lands owned by prospective applicant and submit framework type plan to show where social infrastructure, including schools will be located
- Need to indicate capacity of existing schools, services, etc.
- Need to outline phasing plan showing future social infrastructure being provided in tandem with residential development
- Acknowledged cap on other uses under SHD legislation- such a development may need to be proposed outside of SHD process
- Core Strategy issues need to be addressed in application and provide justification for any contravention of same
- Raised query in relation to prematurity of proposal pending review of core strategy in Jan 2020
- Infrastructural constraints acknowledged- roads, railway bridge, IW drainage infrastructure, surface water drainage
- Engage in discussions with Department of Education and other clubs in the area, submit details in application
- Liaise with PA in relation to road network in the area and road upgrades

Prospective Applicant's Comments:

- Lands zoned since 1999 and actively trying to develop lands since then
- Action Area Plan previous to LAP

- Prospective Applicant will not frontload any further infrastructure if not obtaining planning permission
- Draft Framework Plan prepared by applicant but not accepted by PA
- Proposed development would be materially contravening Core Strategy- have submitted statement to this effect with documentation
- Prospective applicant open to providing school site
- Recognise significant social infrastructure needed
- Zoning in Framework Plan did not reflect zoning in LAP
- Engaged with other social providers to give land for other uses
- Linkages to Town and railway station being provided
- Upgrade of railway bridge still to be provided

Planning Authority's Comments:

- ABP have expressed same concerns at PA
- PA have regard to what is permitted, under appeal and on further information requests in terms of determining figures for core strategy
- Core Strategy under review, proposed development may materially contravene Core Strategy
- LAP will be reviewed subsequent to Core Strategy/ Development Plan review
- Prospective applicant should deal with figures, as set out in Chief Executive's Report in relation to Core Strategy
- Discussions have been held with prospective applicant
- Internal road south running east west under construction
- Proposed roundabout to be removed and replaced with staggered junction
- Infrastructure improvement works required to be carried out
- PA project south of railway line to join centre of town to north of proposed site which includes upgrade of railway bridge (South Link Road/Railway Bridge)
- Financial contribution required from prospective applicant for upgrades if proposed development granted; if refused planning permission upgrades will not be carried out
- Road objective missing from proposal currently – green route
- Possible outer orbital route may be required
- Upgrading of railway bridge would allow for 2 vehicle crossing, currently only 1 vehicle crossing
- CPO would be required

2. Development strategy for the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, childcare facility and local centre

ABP Comments:

- Layout consistent with DMURS, show hierarchy of streets
- Demonstrate hierarchy of open space provision
- Given locational context, higher density may be appropriate
- Address issues raised by PA in relation to elevational treatments
- ABP satisfied with unit mix, PA raise concern regarding number of apartments proposed
- Show proposed connections to adjoining lands, ensure no ransom strips

- Address issues raised in PA Opinion in relation to Part V regarding extent of social housing proposed
- Appropriateness of size of proposed childcare facility, catering to almost 400 children; consider providing smaller units in development
- Liaise further with PA with regards matters raised

Prospective Applicant's Comments:

- Proposed development denser closer to railway station
- Apartments are proposed to be own door
- Open spaces driven by typography of the site
- Network of green routes to be linked
- Current links shown to current and proposed developments
- Delivery of public park has been included as part of Part 8

Planning Authority's Comments:

- ABP has covered many of the issues of PA
- Satisfied with mix of Part V units proposed but would prefer them to be pepper potted throughout development
- Parks Department require clearer hierarchy of open space
- Concerns expressed regarding peripheral open space
- Open space should have clear function and purpose and should be easy for PA to maintain
- Have regard to quality of open space and ensure overlooking
- Future public park will be for greater area, delivery should be included in Phase 1
- Consider masterplan for area
- Liaise with Parks Department in relation to proposals for public park

3. Drainage

ABP Comments:

- Irish water submission states it is satisfied with proposed development and no 2rd party consents required

Prospective Applicant's Comments:

- PA Report clear with regards to what is required at application stage
- Irish Water currently assessing proposed development and will reach conclusion before application is lodged

Planning Authority's Comments:

- Address issues raised in PA Opinion
- Irish Water have met with PA, error in Confirmation of Feasibility letter as upgrades are required before sanctioning of connections
- Pipe network requires upgrading
- Prospective Applicant and Irish Water should engage in further discussions
- Water supply network study required, together with upgrades required
- Planning consents may be required
- Other technical design issues appended to Drainage Department Report
- Consider additional SuDs measures

4. Transportation

ABP Comments:

- Issues previously referred to in item 1
- Address issues raised in PA Opinion in relation to parking shortfall, provide justification in application if required

5. Any other matters

ABP Comments:

- Have regard to the setback from the railway line
- Address how the prospective applicant will deal with powerlines traversing the site
- Address residential amenity of adjoining houses
- Address ecology matters; AA and EIAR

Conclusion

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