



An
Bord
Pleanála

Record of Meeting

ABP-306077-19

Description	153 no. apartments, a creche and all associated site works. Lands at the Devoy Park, John Devoy Road, Naas, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	22 nd January, 2020	Start Time	11.30am
Location	An Bord Pleanala	End Time	13.30pm
Chairperson	Tom Rabbette	S.E.O.	Siobhan White

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Siobhan White, Senior Executive Officer

Representing Prospective Applicant:

Mary McGrath, Applicant
Patrick O'Boy, Applicant
John Downey, Downey Planning
Donna Ryan, Downey Planning
Garrett, Mackin, Downey Planning
Scott Wallace, Demesne Architects
Llewellyn Theron, Demesne Architects
Rory, Furey, Conor Furey & Associates
Michael Moran, TPS M Moran & Associate

Representing Planning Authority

Patricia Conlon, Senior Executive Planner
Elaine Donohoe, Executive Planner
David Hall-Water, Services Department
Colm Lynch-Roads, Department
Patrick Harrington, Housing 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 of 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 9th of January, 2020 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 4th of December, 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 for the site to include layout/design strategy, density, height, unit mix, connectivity/permeability, Part V proposals, open space provision.**
- 2. Residential amenity**
- 3. Drainage**
- 4. Transport & Parking**
- 5. Any other matters.**

1. Development strategy for the site to include layout/design strategy, density, height, unit mix, connectivity/permeability, Part V proposals, open space provisions.

ABP sought further elaboration/discussion on:

- Acknowledged principle of perimeter development concept
- Examine creation of an urban edge; may be considered somewhat suburban in layout at certain locations with setbacks proposed;
- Concerns raised that proposed layout is dominated by car parking and access roads
- Need to provide a quality development that sets the benchmark for other developments within this emerging area of Naas
- Density and height proposed in the context of national guidelines, in addition to local policy

- Elevational treatments, in particular external stairs and extent of render finish; materials/finishes
- interface between private and communal open space areas; landscaping; waste management

- Details required in relation to culverting of existing stream along road edge
- Justification required for unit mix in light of PA concerns
- Connectivity to the wider area should be addressed; gated development may not be considered appropriate at this location;
- Part V in relation to issues raised in PA opinion

Planning Authority's response:

- At this level of density, should examine proposal for underground car parking.
- Concerns about perimeter parking
- Development Plan requires 1.5 space per unit
- Prospective applicant needs to have a high-density scheme that works
- Concerns regarding proposed elevational treatment; provision of external stairs; extent of render, emphasised need for quality development at this location
- Site is in a prominent area and design has to be to the highest standard
- Separation distance of 35 metres at upper floors advised, standard in the County Development Plan
- Amenity concerns- sunlight/privacy issues raised

Prospective Applicant's response:

- Discussions with Kildare since 2018 about the project
- Number of units reduced to allow for an increase in car parking spaces.
- Development will also include an amphitheatre, crèche & public facilities building.
- 42% of open space for residents
- Looked at underground car parking - not viable
- Proposal for planting & landscaping along John Devoy Road
- 81% compliant with car parking standards as set out in CDP, 1.3 per unit -206 car parking spaces.
- Analysed market demand for housing units in relation to unit mix

Further ABP comments:

- Given the heights of the buildings in locality, queried whether there is an option to provide greater heights in a quality manner
- Questioned the need for 42% open space
- Amenity concerns- daylight & sunlight analysis required
- Gated developments may not be consistent with national guidelines
- Landscaping strips along perimeter may be considered residual in nature
- Show the paths going up the boundaries; avoid the creation of 'ransom strips'
- Design Statement should be prepared- show proximity to shops, employers and bus stops etc.
- Prospective applicant should liaise with Housing section of the Planning authority in relation to Part V

2. Residential amenity**ABP commented on:**

- Have regard impacts on existing & future residents
- Schedule of floor areas required

Prospective Applicant comment:

- Will have further consultation with the planning authority

3. Drainage**Planning Authority Comments:**

- No known network issues
- Prospective Applicant would need to consult with Irish Water and fire service
- Referred to matters raised as detailed in Appendix B, Drainage Report (dated 18/12/2019) of PA Opinion

ABP comments:

- Consultations should continue between planning authority, Irish Water & prospective applicant

Prospective Applicant comments:

- Will consult further with Irish Water and PA
- A section 50 licence has been prepared

4. Transport & Parking**ABP sought further elaboration/discussion on:**

- Location of access points onto Devoy Road
- Matters within Appendix B, Transportation Report of PA Opinion
- Extent of car parking provision

Prospective Applicant comment:

- Proposed road will be in accordance with DMURS

Planning Authority comment:

- Seeks to limit accesses onto the Devoy Road
- Provision of electric charge points on the site

5. Any other matters

ABP sought further elaboration/discussion on:

- Consider submitting the following details at application stage-waste management; Social Infrastructure Audit; Appropriate Assessment; Building Lifecycle Report; CGI's/Visualisations
- Emphasised the need for provision of a quality scheme at this location and the need for good quality finishes/detailing

Planning Authority Comment:

- A new variation of the core strategy in the process and may have implications for the scheme.
- The variation will change the limit of apartments in Naas

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
February, 2020