



An
Bord
Pleanála

Record of Meeting ABP-307465-20

Case Reference / Description	313 no. residential units (113 no. houses, 200 no. apartments), creche and associated site works. Capdoo and Abbeylands, Dublin Road, Clane, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th October 2020	Start Time	14:05 p.m.
Location	Via Microsoft Teams	End Time	14:55 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Elaine Power, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Kevin Hughes, Planning Consultant
Margaret Commene, Planning Consultant
Arthur O' Brien, Architect
William J Fadden, Applicant
Patrick Fadden, Applicant
Pat Fadden, Applicant
Frank O' Rourke, TD
Jeremy Maguire, Architect
Brian Connelly, Engineer

Representing Planning Authority

Eoghan Lynch, Senior Executive Planner
Sandra McCormack, Assistant Planner
Carmel O'Grady, Parks Department

Colm Lynch, Roads Department
David Hall, Water Services
Patrick Harrington, Housing Department

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 29th July 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 LA 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 2nd July 2020 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. Settlement Strategy**
- 2. Design Approach**
- 3. Car Parking**
- 4. Public Open Space**
- 5. Childcare Provision**
- 6. Water Services**
- 7. Any Other Matters**

1. Settlement Strategy

ABP sought further elaboration/discussion on:

- Review of variation 1 and its impact on the development
- Material contravention of the Local Area Plan

Planning Authority's comments:

- There is currently a stay on the implementation of variation 1
- The settlement strategy is without a variation

Prospective Applicant's response:

- In the absence of the variation
- This is one of five key development areas within the LAP
- Phasing is consistent with the 2017-2023 plan
- There is consistency without the variation in place
- The LAP is being materially contravened

Further ABP comments:

- Ensure the application addresses variation no. 1
- Address the phasing of the development
- Address the potential for a material contravention

2. Design Approach

ABP sought further elaboration/discussion on:

- Rationale for the proposed height and density
- Clarification on the proposed housing mix
- Provide a rationale for the design approach having regard to the proposed elevational treatments and materials, of the apartments in particular

Planning Authority's response:

- Explain how the height is arranged
- Concerned regarding taller buildings and the space around them
- There is a lot of surface car parking
- In relation to the apartment blocks the landscape is dominated by parking
- There is also hard landscaping
- Ensure that a sense of place is created

Prospective Applicant's response:

- The height and density have been increased from the previous application
- The surrounding area has been taken into consideration
- Surrounding area has a double storey element
- Proposing a three-storey element at Alexandra walk
- Stepping up to a four-storey element for apartments
- The increasing of height has been selective
- Different character areas will be outlined

Further ABP comments:

- Have regard to the criteria for height and density as set out in local and national policy
- Submit a rationale for the proposed height
- Provide a rationale for the proposed character areas.
- Provide a rationale for the laneways to the rear of houses.
- Clarify the breakdown of housing units
- Ensure high quality materials and finishes

3. Car parking**ABP sought further elaboration/discussion on:**

- Provide a rationale for the level of surface car parking
- Investigate the potential for under-croft parking

Planning Authority's response:

- Anti-social behaviour could be designed out of under-croft car parking

Prospective Applicant's response:

- There will be 1.5 spaces per house and 1.2 spaces per apartment
- Under-croft parking has been examined
- There is the potential for anti-social behaviour

Further ABP comments:

- Justify the number of proposed car parking spaces
- Address the impact of the car spaces on the public realm
- Re-examine under-croft parking

4. Public Open Space**ABP sought further elaboration/discussion on:**

- Investigate potential linkages to adjoining sites
- Provide a justification for the lighting and natural surveillance of the linear park

Planning Authority's response:

- Show if there can be linkages to the adjoining sites
- Open spaces should have both quality and quantity
- Space needs to be useable, recreational and can cater for all ages
- There could be pedestrian and cyclist connections to Alexandra Manor
- Seek to incorporate SUD's where possible

Prospective Applicant's response:

- There are no opportunities to link to the east of the site
- A linkage to Alexander park is being provided
- Lighting and design will be a continuation of the existing park land
- There will be passive surveillance
- There is taken in charge

Further ABP comments:

- Provide additional detail of the open spaces, public, private, semi-private and the facilities to be provided within the areas of open space.
- Show potential linkages to adjoining sites

5. Childcare Provision

ABP sought further elaboration/discussion on:

- Rationale for the proposed childcare provision

Planning Authority's response:

- Show if there will be a shortfall of childcare provision in this area
- Justify if a childcare facility is not being provided
- Consult with the Kildare Childcare Committee

Prospective Applicant's response:

- Childcare provision will be addressed

Further ABP comments:

- Justify the childcare provision

6. Water Services

ABP sought further elaboration/discussion on:

- Phasing of the development in accordance with infrastructural requirements
- Address the issue of drainage and clarify if SUD's will be incorporated into the development
- Address the potential for flood risk

Planning Authority's response:

- The first phase will be subject to agreement with Irish water
- The drainage and design are limited in relation to SUD's
- This should be re-examined
- In the flood risk assessment consider potential pluvial flooding

Prospective Applicant's response:

- Phasing will be in accordance with Irish Water
- The duration is five years
- This will tie in with the infrastructure provision

7. Any Other Matters

Planning Authority's comments:

- No further comments

Prospective Applicant's response:

- No further comments

Further ABP comments:

- Outline what is taken in charge
- There is no further information sought at application stage

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

Rachel Kenny
Director of Planning
October, 2020