



<b>Case Reference / Description</b>	348 no. dwellings (254 no. houses, 94 no. apartments/maisonettes) and associated site works. Lands at Ballymany, Newbridge, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	18 <sup>th</sup> December 2020	<b>Start Time</b>	09:30 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:00 am
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Rachel Kenny, Director of Planning
Elaine Power, Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Anthony Neville, Briargate Developments Newbridge Limited
Karen Doran, Briargate Developments Newbridge Limited
Simon Clear, Simon Clear & Associates
Mark Kennedy, Reddy Architecture
Seamus O'Rourke, Muir Associates

**Representing Planning Authority**

Oisín Boland, Case Planner
Colm Lynch, Executive Engineer
Joe Keane, Executive Engineer
Carmel O'Grady, Executive Parks Superintendent
Diarmuid Donohue, Assistant Senior Executive Engineer
Martin Ryan, Senior Executive Planner

## **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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 once the Opinion has issued,
- ABP received a submission from the PA on **2<sup>nd</sup> December, 2020** providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 **23<sup>rd</sup> October, 2020** formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

1. Development Strategy – density, scale and mass, layout, housing mix, materiality
2. Car Parking Strategy
3. Open Space – public, communal and private
4. Childcare Provision
5. Transportation
6. Water Services
7. Any Other Business

## 1. Development Strategy

### ABP Comments:

- Clarification regarding the layout that was previously approved on the site and a comparison to what is currently proposed as part of this application. Clarification of what has been constructed to date.
- The proposed density is a material contravention to the Newbridge Local Area Plan (LAP). This should be justified any fully addressed in the Material Contravention Statement submitted with the application, having regard to the sites planning history.
- The PA raised concerns regarding the scale and massing of development. A design rationale should be provided having regard to the sites planning history.
- Clarification is required regarding the house types and location with the scheme. It is unclear from the documentation submitted where the different typologies are provided.
- The layout comprises a grid pattern which results in a large number of high level boundary walls throughout the scheme. There are concerns regarding the potential negative impact on the visual amenity and public realm. Consideration should be given to dual fronted units.
- Concerns regarding the relationship between the proposed development and phase 1 and the potential negative impact on the residential amenities of houses located in Phase 1.
- A clear street hierarchy should be provided with the consideration of homezones.
- The use of materials should be considered to create different character areas.
- High quality and robust materials and finishes would be required.

### Prospective Applicant's Comments:

- Phase 1 of the development is currently under construction, including the distributor road.
- The layout of the previously approved scheme mirrored the houses in phase 1, this included driveways onto the distributor road.
- The scheme was a similar scale and height and included a nursing home at the northern boundary.
- The design and layout is still evolving.
- The eastern boundary is lined by substantial semi mature trees which are proposed to be retained.
- The visual impact assessment demonstrates that the proposed development will not be visible from peripheral areas.
- 35 units per hectare is proposed for this development as the most efficient use of land, the skyline will not be broken by the buildings.
- Hierarchy of routes proposed throughout the site can be further assessed and documented.

### Planning Authority's Comments:

- The site is zoned C2 therefore the maximum density permissible is 15 units per ha. This is considered appropriate at this edge of town site.
- The lands are greenfield and are not served by public transport, therefore, apartments are not considered appropriate.
- There is a high concentration of house type C1 proposed with the scheme, a variety of units and character areas should be implemented within the development.

- External bin storage should be provided for all of the units.
- Concern regarding the provision of pedestrian lanes to rear gardens to be reconsidered.
- Permeable paving will not be taken in charge by the PA.
- Insufficient quantity of public space provided within the proposed development.

## **2. Car Parking Strategy**

### **ABP Comments:**

- The open space area located at the northern boundary contains a large surface car park which has a poor relationship with Strandhouse Road and on the public realm.
- House type A has been allocated 2 no. on-street parking spaces and a garage. This should be reconsidered.
- A car parking strategy justifying the quantity of car parking should be provided at application stage.

### **Prospective Applicant's Comments:**

- The design and layout is still evolving, including the location and number of car parking spaces. A car parking strategy, justifying car parking provision will be submitted with the application.
- The impact of surface car parking on the public realm will be considered.

### **Planning Authority's Comments:**

- There is a high level of on-street parking proposed to serve Urban Block 07 and Urban Block 06 and very little curtilage parking.

## **3. Open Space**

### **ABP Comments:**

- Concerns regarding the layout of public open space, in particular the division of spaces by roads and the location of 2 no. areas adjacent to the distributor road, need to address the safety and usability of these spaces.
- Concerns regarding the provision of public open space adjoining the rear boundary walls of existing houses within 'The Elms' located along the eastern site boundary and the potential negative impact on the existing residential amenities.
- The PA and the applicant should engage further to discuss the open space strategy.
- There are a high number of trees located within back gardens, if this remains part of the development proposal they must be maintained in perpetuity.
- Private and communal open space should reach the minimum standards set out in national guidance.
- It is noted that public open space was provide within phase 1 and some of the proposed units would front onto this space.

### **Prospective Applicant's Comments:**

- All comments raised have been noted and further information will be supplied at application stage.

**Planning Authority's Comments:**

- There are concerns regarding the lack of detail provided in the landscape plan and how the areas of open space integrate into the development. The documentation and drawings supplied are not sufficient, further information will be required on this matter.
- A tree retention management plan should be provided at application stage.
- The quantum of public open space does not reach development plan standards. However, the quality of the space is also insufficient.
- Further detail to be provided on the private and communal open space provision proposed for the different units.

**4. Childcare Provision****ABP Comments:**

- Clarification required on the status of a current planning application to the PA for the extension of the previously approved creche located within phase 1.
- If permission is not granted to increase the size of the creche to accommodate the proposed development a justification for the proposed development without a creche must be provided.

**Prospective Applicant's Comments:**

- Comments noted, nothing further to add.

**Planning Authority's Comments:**

- The application for the increase of the size of the creche has been received by the PA and is still currently a live case.

**5. Transportation****ABP Comments:**

- Clarification is sought on the status of the distributor road and consideration of its inclusion in any future application, having regard to the landlocked nature of the site.
- Clarification on the capacity and purpose of the road having regard to the length and location of the road and the planning history, which provided a number of driveways onto the road.
- A clear hierarchy of streets should be provided within the scheme to ensure through traffic is directed towards the distributor road and not through the centre of the site.
- The provision of roads to serve surface car parking only are undesirable.

**Prospective Applicant's Comments:**

- The ambition is that the distributor / link road will be complete within 12 months.

**Planning Authority's Comments:**

- The existing road infrastructure is inadequate to serve the proposed development, a new distributor / link road should be delivered firstly.

## **6. Water Services**

### **ABP Comments:**

- Clarification on the issues raised in the report from Irish Water and the Drainage Department. Further discussion between the PA and the applicant may be required.

### **Prospective Applicant's Comments:**

- Nothing further to add all comments noted.

### **Planning Authority's Comments:**

- Upper Liffey Valley contracts 2a and 2b have been pushed out.
- Gravity pumping station is recommended as opposed to foul pumping station.
- SUDS measures to be considered, further detail required use of swales in open spaces.
- The level of flood risk onsite is minimal.

## **7. Any Other Business**

### **ABP Comments:**

- Nothing further to add

### **Prospective Applicant's Comments:**

- All documentation mentioned and concerns raised in the PA report will be addressed at application stage.

### **Planning Authority's Comments:**

- The rear boundary's backing on to the school playgrounds to the northeast of the site are proposed to be separated by railings, scope to liaise further with the school / landowner to explore best use of permanent boundary treatment.

- **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](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)

---

Rachel Kenny  
Director of Planning  
December, 2020