



<b>Case Reference / Description</b>	359 no. units (13 no. houses, 346 no. apartments), creche and associated site works. Naas West, Finlay Park, Naas, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	8 <sup>th</sup> October, 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	12:15 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Arthur O'Brien, C+W O'Brien Architects
Brian Bolger, C+W O'Brien Architects
Patrick G Fadden, Applicant
William J Fadden, Applicant
Pat Fadden, Applicant
Frank O'Rourke, Applicant
Andrew Archer, Systra
Stephen Livingstone, Systra
Donnachadh O'Brien, Donnachadh O'Brien & Associates Consulting Engineers
Alan Lambe, Donnachadh O'Brien & Associates Consulting Engineers
David Casey, JBA Consulting
Jonathan Cooper, JBA Consulting
Rory Kunz, John Spain Associates Planning and Development Consultants
John Spain, John Spain Associates Planning and Development Consultants

## Representing Planning Authority

Elaine Donohoe, A/Senior Executive Planner
David Hall, Senior Executive Engineer
George Willoughby, Senior Executive Engineer
Carmel O'Grady, Superintendent
Amy Granville, Senior Planner

### Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **11<sup>th</sup> June, 2021** 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 **17<sup>th</sup> May, 2021** 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, as amended, 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. Principle/Core Strategy/Compliance with current and draft Plans**
- 2. Design and Layout (incl density/heights/open space etc)**

3. **Transport (extent of infrastructure provision/compliance with current and draft plans/masterplan/parking provision/ DMURS etc)**
4. **Residential Standards (incl daylight/sunlight, mix of units, open space provision)**
5. **Existing Residential Amenity**
6. **Ecology/Trees/Environmental Screening**
7. **Site Services/Flood Risk**
8. **Any Other Business**

**1. Principle/ Core Strategy/ Compliance with current and draft plans.**

**ABP Comments:**

- Impacts of the draft Naas LAP on the applicant's proposed development.

**Prospective Applicant's Comments:**

- Hope to submit the application prior to the new plan being adopted.
- A site-specific flood risk has been submitted which demonstrates the site is on flood zone C and there are no material flood risk issues.
- Will seek further engagement from the PA prior to submitting an application.
- Scope to pursue the SHD application on the Z1 phase 1 lands.

**Planning Authority's Comments:**

- The draft LAP has moved on considerably since the pre-application was submitted to ABP, going well the LAP to be adopted December 2021.
- A flood study is being prepared prior to preparing the masterplan.
- Do not want the overall land holding to be prejudiced.

**2. Design and Layout (incl density/heights/open space etc)**

**ABP Comments:**

- Further details required in relation to the triplex blocks proposed, how will work within the scheme, their functionality, rear garden access and private amenity spaces.
- A stringent day/sunlight study should be submitted at application stage which requires more comprehensive details to be submitted.

**Prospective Applicant's Comments:**

- Height restrictions amended within the draft plan therefore the height proposals may be appropriate for the location.
- All comments submitted by the PA within their report to ABP can be addressed within the application documentation.

**Planning Authority's Comments:**

- Take the PA report as noted, overall an application on these lands would be premature.

### **3. Transport (extent of infrastructure provision/compliance with current and draft plans/masterplan/parking provision/ DMURS etc)**

#### **ABP Comments:**

- Further details required on the delivery of the Greenway and how this links into the development proposals, the extent and mechanisms of delivery should be clarified.
- Justification to be submitted in relation to the lower level of parking proposed.
- The applicant should be cognisant of any works along the canal potential for ecology issues or undue impacts.

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

- There are existing links from the proposed development lands to facilities in the town centre which is about 600meters away.
- The proposals are fully DMURS compliant.
- Key driver for the proposals are compliance with the LAP and the Naas -Sallins transport strategy.
- Cycle parking will be provided in line with KCC standards.
- The proposals detail a c20% reduction in parking due to the transport links available and taking into consideration other development figures in the area.
- The redline boundary runs from the Harbour to Abbey Bridge, proposals include a new bridge to tie in with the Greenway which Waterways Ireland have been in support of, details have been submitted.

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

- Concern in relation to the sole main access point; everything will filter through this 1 point including construction vehicles, further consideration should be given by the applicant.
- A larger masterplan for phase 2 should be submitted in the Traffic Transport Assessment (TTA)
- There is a shortfall of parking, it is noted there are 0 spaces to be provided for the creche and medical centre which should be justified.
- In relation to the Naas-Sallins Greenway project the part 8 application is hoped to be approved by 2022, the applicant's proposals should give regard to the Greenway, available to liaise further with the applicant in relation to this item.
- In relation to the existing public transport in the area there is a current issue in relation to the frequency of services.
- Scope to include EV charging points within the development proposals.

### **4. Residential Standards (Incl daylight/sunlight, mix of units, open space provision)**

#### **ABP Comments:**

- Ensure a comprehensive day/sunlight report is prepared and submitted as part of any application to the Board.

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

- All comments are noted and will be addressed at application stage.

**Planning Authority's Comments:**

- Items raised within the PA report in relation to this item to be taken as read.

**5. Existing Residential Amenity**

**ABP Comments:**

- Overlooking, noise, separation distances should be addressed further.

**Prospective Applicant's Comments:**

- No additional comments.

**Planning Authority's Comments:**

- Items raised within the PA report in relation to this item to be taken as read.

**6. Ecology/Trees/Environmental Screening**

**ABP Comments:**

- Any specific site objectives in relation to the retention/protection of the trees and hedgerows should be noted by the applicant.
- Ensure the environmental screening report contains a high level of detail, all aspects of art.299B will need to be addressed.

**Prospective Applicant's Comments:**

- Scope to relook at the arboricultural report.
- The Environmental Screening submitted will be prepared at a high level and art.299B will be addressed.

**Planning Authority's Comments:**

- There was a low level of detail submitted in relation to tree protection and fencing.
- Scope to redesign the proposed temporary vehicle access on the area of open space.
- Unit layout overlooking the open space which is not deemed adequate in providing passive surveillance.
- Closer to the canal there would be specific objectives in relation to the trees and hedgerows.

**7. Site Services/Flood Risk**

**ABP Comments:**

- The applicant should further liaise with the PA in relation to this agenda item in particular the technical details.

**Prospective Applicant's Comments:**

- Groundwater monitoring is currently being undertaken, will continue with the study.
- SuDS hierarchy measures will be fully detailed at application stage.

- Proposals will significantly enhance the waterbody throughout the site, this has been discussed with Inland Fisheries Ireland (IFI)
- Confirmation of Feasibility has been secured pending upgrades.
- Any diversions for watermains can go into the zone 1 lands.
- Followed CFRAM approach by adopting the FSU method to estimate peak flood flows for the Bluebell Stream.
- A sensitivity analysis confirms the canal is not overly sensitive to increase in flows.

**Planning Authority's Comments:**

- The current OPW review study is using a significantly higher standard of hydraulic modelling.
- The applicant should continue dialogue with Irish Water.
- The site stream should be retained.
- Drainage and SuDS strategy should also form part of the masterplan for the area.
- Scope to include permeable paving and permeable areas.
- More detail should be submitted in relation to the proposed green roofs and blue roofs on the podiums.
- Additional site investigations should be carried out prior to an application being submitted.

**8. Any Other Business**

**ABP Comments:**

- Ensure all documentation submitted at application stage correlates and all figures are correct prior to an application being submitted.

**Prospective Applicant's Comments:**

- Nothing additional comments.

**Planning Authority's Comments:**

- No additional comments.

## 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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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).

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Tom Rabbette  
Assistant Director of Planning  
November, 2021