



Case Reference / Description	Demolition of existing structures on site, construction of 606 no. residential units (353 no. houses, 253 no. apartments), creche and associated site works. Lands surround and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	22 nd October	Start Time	10:00
Location	Remotely via Microsoft Teams	End Time	11:30
Chairperson	Stephen O'Sullivan	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Declan Brassil, Declan Brassil + Company
Michael Durkin, Prospective Applicant
Pádraigh O'Flynn, O'Flynn Architects
Julie Tiernan, Punch Consulting
Leonard Brennan, Punch Consulting
Ross Bryant, JBA Consulting Engineers
Dan Egan, TBS Landscape Architects

Representing Planning Authority

Elaine Donohoe, Acting Senior Executive Planner, Planning Department
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Sarah Mahony, Executive Planner, Planning Dept
David Hall, Senior Executive Engineer, Water
George Willoughby, Senior Executive Engineer, Roads Department
Carmel O'Grady, Superintendent, Parks Dept
Jenny Donovan, Environment

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 once the Opinion has issued,
- ABP received a submission from the PA on 13th October 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 15th September 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. Development Strategy, inter alia, design & layout of neighbourhood centre, location of duplex units, creche.
2. Core Strategy.
3. Zoning.
4. Traffic & Transport, inter alia, Newbridge Southern Outer Orbital Relief Road (NSOORR), TTA, car parking strategy.
5. Drainage & Water, inter alia, pumping station, surface water and flood risk assessment.
6. Any Other Matters.

1. Development Strategy, inter alia, design & layout of neighbourhood centre, location of duplex units, creche.

• **ABP Comments:**

- The prospective applicant is to provide further detail on the nature of the treatment of the neighbourhood centre along the Great Connell Road.
- Provide further detail on the location of the duplex units in relation to the public space.
- Compliance with the 12 design criteria in the Urban Design Manual.
- Address issues raised by the PA in relation to the creche size and the boundary treatment.

• **Planning Authority's Comments:**

- The PA has no further comment beyond what is set out in the submitted report.

• **Prospective Applicant's Comments:**

- The prospective applicant is currently working on minor issues including the carparking
- There is no substantive, red-flag issues.
- The prospective applicant welcomes the PA's report and comments and will have consideration for same.

2. Core Strategy.

• **ABP Comments:**

- The current SHD applications and the CS allocation for Newbridge.
- If material contravention of CS is proposed the prospective applicant is to provide the justification and rationale in the application documentation for the additional 600 units at this location rather than on a national basis
- Address the strategic location of the site, with reference to housing supply and targets.

• **Planning Authority's Comments:**

- The draft county development plan is to be presented to the PA's members in the coming weeks. It will go on public display in February.

• **Prospective Applicant's Comments:**

- The prospective applicant's current numbers-based approach is consistent.
- Will have further consideration for the strategic location of the site and the material contravention statement.

3. Zoning.

• **ABP Comments:**

- The proposed development has some overlay into open space areas, with some roads onto the larger open space areas.

- Have consideration for the residential use.

- **Planning Authority's Comments:**

The prospective applicant is to submit an overlay map at application stage.

- **Prospective Applicant's Comments:**

- There is a neighbourhood centre on the site.

4. **Traffic & Transport, inter alia, Newbridge Southern Outer Orbital Relief Road (NSOORR), TTA, car parking strategy.**

- **ABP Comments:**

- The prospective applicant is to provide clarity on the bridge and to have regard for an EIA at application stage.
- Provide sufficient justification and rational at application stage if the bridge is not developed.
- Provide clarity at application stage on the above.
- The construction of the bridge would raise a lot of environmental issues.

- **Planning Authority's Comments:**

- The NSOORR road needs to be open to traffic prior to the construction of the proposed development.
- The bridge over the Liffey is required to provide access into the proposed development.
- There are traffic issues in Newbridge at present. If the bridge is not built, there will be further traffic issues.
- The PA is available for further consultations with the prospective applicant in relation to the shortfall in carparking.
- The PA recommends that the nearby roundabouts are examined for crossing facilities.
- The railway system is not within walking distance of the proposed development.
- The frequency of the bus service is an issue.
- The prospective applicant is to submit a robust noise assessment.
- Have consideration for all issues raised in the PA's submitted report.
- The proposed development would be premature prior to the construction of the bridge.
- The PA will be funding the bridge in the works programme.
- The situation is worse than the prospective applicant's submitted figures.
- There is no way around the two main issues, the road and the bridge.
- The PA is open to discussions on who is to deliver the bridge.
- No planned contributions have been considered.
- Traffic issues are closely watched by councillors and the public.
- The prospective applicant is a key stakeholder with regards to the delivery of the road and the PA is happy to progress on this.
- The NSOORR is substantially finished.

- **Prospective Applicant's Comments:**
- The prospective applicant's analysis demonstrates that the bridge is not required for the proposed development to proceed.
- The board's consideration of the site in relation to the vacant site levy did not presume that the bridge was necessary to allow housing development on the site.
- The prospective applicant will have consideration for a signalised junction at the Great Connell Road.
- The proposed development can proceed without the full delivery of the NSOORR.
- The prospective applicant welcomes that the PA are to fund the bridge going forward.
- Funding for the bridge is approved for the first phase, but there are approximately six further phases.

5. Drainage & Water, inter alia, pumping station, surface water and flood risk assessment.

- **ABP Comments:**
- The site sections do not correlate to the detailed flood risk assessment maps.
- More detail is needed on the exact details of the proposed works.
- The prospective applicant is to refer to the Irish Water and PA opinion.
- Have consideration for the wastewater treatment plant and any surface water issues.
- Have consideration for the drainage and the channel in the Liffey.
- Ensure the documentation correlates at application stage.

- **Planning Authority's Comments**
- The PA has submitted a detailed water services report.
- The PA is available for further discussions with the prospective applicant.
- Irish Water have issued a positive confirmation of feasibility.
- The prospective applicant is to continue consultations with Irish Water.
- Review the wastewater pumping station to see if a gravity connection is feasible.
- Have consideration for firefighting water supply requirements, nature-based surface solutions and more groundwater monitoring stations.
- Have regard to previous permissions.
- The PA is open to further discussions with the prospective applicant.
- The PA remains concerned in relation to the ambiguity in the flood risk assessment.

- **Prospective Applicant's Comments:**
- Further hydraulic modelling has been carried out.
- The finished floor level is set above climate change impact.
- Compensatory storage is provided out of flood zone A.
- The prospective applicant welcomes further discussions with the PA.
- There is negligible impact on water levels.
- The prospective applicant has engaged with Irish Water on foul drainage design.
- Will seek agreement with Irish Water on the water design.
- Will review the firefighting issue with the PA.
- The attenuation storage areas are underground.

6. Any other matters

- **ABP Comments:**

- The prospective applicant is to have regard for the new Part V requirements.
- Ensure that the SUDs measures do not conflict with the play areas.
- Consider the proper treatment of the Great Connell Road as it is incorporated into the urban area

- **Planning Authority's Comments:**

- The prospective applicant is to refer to the Parks Department report.
- The proposed development is one of the largest SHDs that the PA has seen.
- Landscaping has not been adequately considered; more detail is required.
- There is no open space in the southwestern part of the site.
- The hedgerow on the southern boundary treatment is significant.
- All the public spaces in the proposed development need to have a function and cannot be peripheral.
- The prospective applicant is to have consideration for the noise from the roadway at the linear park.
- Have further consideration for the play equipment.
- No arboriculture survey was submitted.
- The open spaces need to be designed for use.
- The PA is available for further discussion.

- **Prospective Applicant's Comments:**

- The prospective applicant welcomes further discussions with the PA.
- Will ensure that the public spaces work with the proposed development.

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 **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.

Stephen O'Sullivan
Assistant Director of Planning
November, 2021