



<b>Case Reference / Description</b>	219 no. residential units (42 no. houses, 177 no. apartments), creche and associated site works. Site at the former Devoy Barracks, John Devoy Road, Naas, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	15 <sup>th</sup> December, 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:30 am
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Bronwen Coyle, Land Development Agency
Ciara Slattery, Land Development Agency
Sorcha Turnbull, Brady Shipman Martin
Shane Walsh, MCORM Architects
Eimear McGonigle, Coady Architects
Brendan Vaughan, Mitchell Associates
Gordon Finn, CS Consulting
Liam Diskin, KSNPM

**Representing Planning Authority**

Sarah O'Mahony, Executive Planner
Elaine O'Donohoe, Senior Executive Planner
Sharon O'Gara, Planning Department
George Willoughby, Senior Executive Engineer

Colm Lynch, Executive Engineer
David Hall, Senior Executive Engineer

### **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 **15<sup>th</sup> November, 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 **18<sup>th</sup> October, 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. Land Use and Development Principle – including compliance with the Naas Local Area Plan 2021**
- 2. Access and Parking**
- 3. Design and Layout, including residential amenity**
- 4. Drainage and Services**
- 5. Any Other Business**

## 1. Land Use and Development Principle – including compliance with the Naas Local Area Plan 2021

### ABP Comments:

- A key change since the last application is the adoption of the Naas LAP 2021. Documentation at application stage should be updated to reflect the new plan.
- Address how the proposed development is in compliance with the Key Development Area Design Brief / Framework of the LAP.

### Prospective Applicant's Comments:

- Plans were developed to comply with the framework under draft LAP. The objectives of the framework and the key principles of the layout are being met.
- There is a creche provided in phase 1.
- They are confident the development will be in compliance with the LAP.

### Planning Authority's Comments

- There is flexibility in the framework for the layout of streets in the LAP which is indicative.
- Having regard to the planning history on the site, the proposal is generally acceptable from a development management point of view.
- The applicant should have regard to the framework.

## 2. Access and Parking

### ABP Comments:

- Outline how the previous refusal is being addressed.
- Operational requirements along with set down areas for the creche should be further detailed.

### Prospective Applicant's Comments:

- The number of parking spaces/ratio along with their quality was a previous issue. Parking provision has been increased by 65 no. space to 300 spaces.
- 84 spaces are allocated to the houses at a rate of 2 space per house. The remaining allocated to the creche and duplex apartments.
- Duplex / apartment parking works out at a 1.15 space ratio based on the approach taken in the nearby granted Devoy SHD scheme.
- This is regarded as an intermediate urban location.
- On street parking overall has been reduced by 60%, the remaining on street parking has been rearranged on Street 3.
- The provisions of DMURS and the Urban Design Manual are satisfied.
- Every dwelling is within 100-250 meters from an area of public open space. A Council office, hospital and town centre are proximate to the site.
- A response will be prepared to address to PA opinion as robustly as possible.

### Planning Authority's Comments

- The site is deemed a peripheral less accessible urban location.

- Naas is located in the GDA corridor D, which has high car share. This development would give rise to a lot of car usage in the area.
- There is still a shortfall of 100 spaces to serve the apartments.
- Concern remain in relation to creche parking, there should be a dedicated area for accessible parking.
- The car parking spaces provided are quite a distance away from dwellings served. Further consideration should be given to the needs of families.
- The density is not suitable for on-street parking provision and further undercroft parking should be provided.
- There are no electric charging units at the 42 housing unit spaces.
- The provision of parking is not evenly distributed across the site.
- The applicant should be cognisant of table 17.9 (parking table) of the development plan.

#### **Further ABP Comments**

- The board will have regard to the provisions of statutory plans adopted by the council, including the extent of the town centre zone set out in the LAP, when considering the accessibility of the site under sections 4.18 to 4.22 of the apartment design guidelines and whether the proposed approach to car parking is compatible with national and local policy

### **3. Design and Layout, including residential amenity**

#### **ABP Comments:**

- Provide clarity regarding the intent of the framework with regard to the connection to the Newbridge Road, and adjoining lands.
- Clarity is required regarding the intended means of vehicular access to the eastern commercial units.
- Proposals in relation to the triangular piece of land to the south east should be further outlined, including its future development and maintenance responsibilities.

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

- There is no direct access to the site of PA ref. 21/884 to the north due to the alignment of the site boundaries.
- There is potential to link to the linear park from the commercial buildings.
- The layout provides for a wide open space addressed by buildings at the roundabout.
- There is a services connection in that area which is in ownership of the LDA to be transferred to the PA's ownership.
- The layout of services at this location can be tightened to reduce potential impacts on its future development.

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

- There are issues with regard to ownership of adjoining lands to complete connections, including the connection to St. Patricks Terrace.
- Links to the east are intended as cycle routes.
- Greater consideration of the edge to Ardconagh is required.

- The Merits building is currently accessed via Council lands.
- There has been some discussion with the LDA regarding the southeastern triangular space.

#### **4. Drainage and Services**

##### **ABP Comments:**

- Clarity to be provided in relation to reference made in Irish Water's letter to the Board regarding 3<sup>rd</sup> party infrastructure.
- Any consents required should be submitted as part of the application documentation.
- Response to PA comments in relation to surface water drainage.
- Maintenance of the stream running to the boundary of the roundabout.

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

- Sewers laid on Sean Devoy Road have not yet been taken in charge.
- Any consents required will be looked into further and sought to be provided at application stage.
- Will further review the surface water management system.
- It is assumed the maintenance of the stream is by the OPW.

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

- The applicant should address fully the detailed report as submitted to the Board.
- Recommend ongoing dialogue between the applicant and Irish Water.
- A revised SUDS strategy is required incorporating natural solutions.
- There should be no parking over attenuation tanks in the southeastern corner as this leads to an issue with access and maintenance.

#### **5. Any Other Business**

##### **ABP Comments:**

- Any items not raised as part of the agenda can now be flagged for discussion.

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

- Believe that they have addressed the previous reasons for refusal.

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

- No further 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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Stephen O'Sullivan  
Assistant Director of Planning  
January, 2022