



<b>Case Reference / Description</b>	TC0014: 394 no. new residential dwellings, a childcare facility, provision for a roundabout, visitor carpark, public open space, pedestrian/cycle pathway and all associated site works. Barnhall, Leixlip, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	2 <sup>nd</sup> October, 2017	<b>Start Time</b>	2.00 pm
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	4.00 pm
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Kieran Doherty

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

**Representing the Planning Authority**

Peter Minnock, Director of Services
Patricia Conlon, Senior Executive Planner
David Creighton, A/Senior Architect
Mary McCarthy, Administrative Officer
Simon Wallace, Senior Executive Parks Superintendent
David Hall, Senior Executive Engineer

**Representing the Prospective Applicant:**

Steve Cassidy, Director, Ardstone Homes
John White, Project Manager, Ardstone Homes
Stephen Manning, Architect, McCrossan O'Rourke Manning Architects

Patrick McNabola, Architect, McCrossan O'Rourke Manning Architects
Dan Reilly, Engineer, DBFL Consulting Engineers
Peter Cox, Grade I Conservation Architect, Carrig Conservation International
Marc Campbell, Landscape Architect, Mitchell & Associates
Declan Brassil, Planner, Declan Brassil & Co.

## **Introduction**

The representatives of An Bord Pleanála welcomed the prospective applicant and Planning Authority 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,
- 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 they may 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 nor the forming of an opinion shall prejudice An Bord Pleanála 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 30<sup>th</sup> August 2017 formally requesting pre-application consultations and also acknowledged the opinion received from the PA. It was also noted that the Inspector dealing with the pre-application consultation request would be different to that who would deal with the application when it is submitted. Recording of the meeting is prohibited.

## **Agenda**

1. Development strategy for the site to include density, housing mix/type, connectivity and crèche location.
2. Part V
3. Wastewater infrastructure constraints
4. Any other matters

## **Development strategy for the site to include density, housing mix/type, connectivity and crèche location.**

ABP sought further elaboration/discussion on:

- The density of 25 units per hectare is lower than that set out in the draft Local Area Plan (density 30-35 units per hectare) and section 28 Ministerial Guidelines.
- The section 28 guidelines for such a growth town with 2 railway stations, bus connections and access to motorway proposes a density of 35-50 units per hectare.
- ABP will take a strategic view when dealing with such applications.
- The absence of apartments, 1-2 bed units in the proposed development was noted
- The limited design mix/height/type along the spine road was noted- greater variation between character areas.
- Connectivity- both into/out of the proposed development and to the town and railway stations/bus stops. Also the connectivity from existing neighbourhoods through the site to the amenity of the Wonderful Barn Complex was noted.
- The location of the crèche in the centre of the proposed development.
- Layout Issues including gable walls/boundary walls facing onto roads, together with location of bungalows.
- The safeguarding of the character and setting of the Protected Structure and the need to respect protected views in any development proposal in this location.

Planning Authority's Comments:

- The housing need in the area is primarily for one-bed apartments.
- Elected Members have imposed the density and height restrictions in the draft Local Area Plan.
- Building lines should be adhered to in the design.
- Alleyways and pinch points should be avoided.
- A Discovery Park visitor attraction is planned for Barnhall House.
- Rinawade open space is in the process of being taken in charge.

Prospective Applicant's Response:

- The draft Local Area Plan restricts the density and height of the proposed development
- The density of the proposed development is in the context of its location.
- Views of the Wonderful Barn have been given priority resulting in low ridge heights and no apartments
- Some redesign of parts of the site may be possible.
- Housing alone could get close to a density of 30 units per hectare.
- Apartments would be required to reach 30-35 hectares per hectare.
- A greater density could be achieved at the eastern end of the site.
- Corner houses are all dual aspect
- The end houses of cells are designed to be closer to give a sense of enclosure to open spaces.
- The proposed development is completely open to the Rinawade Rise open space thus providing full connectivity between the existing development and the Wonderful Barn. Scrub will be removed but the trees will remain.
- When driving into the proposed development, the Wonderful Barn is what is seen rather than houses.
- Terrace houses can be put in the middle of cells with a variety of materials to add character.
- The crèche is centrally located to serve the proposed development and also the existing houses.
- Relocation of the crèche to the entrance of the development will require the removal of 10 houses

ABP requires elaboration/justification on the following:

- Justification of the housing mix is required for the planning application.
- Justification of the siting of the crèche is required for the application.
- Photomontages showing proposal relative to Protected Views, Protected Structure and on existing residential development will be required.
- Impacts on amenity of existing housing will need to be considered
- Maps showing pedestrian connectivity from the site through to train stations/bus stops required, together with linkages from existing surrounding residential linkages through site to Wonderful Barn complex

## **Part V Housing**

ABP sought further elaboration/discussion on:

- There is a concentration of Part V housing in one corner of the proposed development.

Planning Authority's Comments:

- Two-thirds of the Council's housing list require one or two-bed accommodation.
- Pepper-potting of Part V tenants in groups of two is preferred.
- One-bed accommodation can be located above duplex units.
- The cost of the Part V units has yet to be agreed, greater density might assist.

Prospective Applicant's Response:

- Duplex units would require a ridge height of 11 metres.
- Pepper-potting of Part V tenants can be facilitated.

## **Wastewater infrastructure constraints**

ABP sought further elaboration/discussion on:

- A letter dated 29<sup>th</sup> September 2017 from Irish Water, stating that with certain upgrade works a connection to the water network could be facilitated, was brought to the attention of the meeting.

Planning Authority's Comments:

The planning authority identified some constraints with regard to wastewater in the area:

- The main in Leixlip requires cleaning 4 times a year.
- There are difficulties with a right angle bend at the River Rye.
- There are odour issues along the Main Street in Leixlip
- Maynooth and Kilcock feed into the same infrastructure as the proposed development.
- Kilcock, Cellbridge, Maynooth and Leixlip all discharge into the Lower Liffey Valley Catchment Area.
- Irish Water considers that improvements and upgrades to facilitate the proposed development can be carried out in parallel to construction.
- At the Barnhall pumping station heavy rain can overflow onto the site and the M4 Motorway.
- A by-pass sewer is being considered for Leixlip.
- A wayleave is required for an existing foul sewer which passes through the site.

#### Prospective Applicant's Response:

- A 10-year permission would not now be required as water infrastructure is adequate (having regard to the contents of the Irish Water letter dated 29<sup>th</sup> September 2017).
- The existing Barnhall pumping station on site can be upgraded to allow a connection to the water network without delay.
- The applicant will carry out the works or fund them.
- The work will form part of the planning application.
- The letter from Irish Water that was submitted as part of the pre-application consultation request is now out of date having regard to the letter of the 29<sup>th</sup> September 2017.
- Telemetry and minor improvements to water infrastructure will facilitate the proposed development.
- A foul sewer wayleave has been provided for.

#### **Other Issues:**

- A full boundary treatment plan has been prepared by the prospective applicant.
- A Noise Impact Assessment has been completed as part of the EIAR.
- The planning authority would prefer the attenuation area to be underground but are satisfied that once it is open, visible, and shallow, then there should be no safety risks. The prospective applicant stated that an attenuation area with a shallow depression is part of a green area.
- The Local Area Plan requires a Traffic Impact Assessment.
- The planning authority stated that Key Development Area 2 has been removed from the draft Leixlip Local Area Plan 2017-2023; however, this may be reinstated by the Minister. If so, and depending on where an access road will be situated, the roundabout at the entrance to the site may require an upgrade. The prospective applicant stated that it could accommodate this in the planning application.

## **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)

---

Tom Rabbette  
Director of Planning  
October, 2017