



An
Bord
Pleanála

Record of Meeting TC0017

Case Reference / Description	TC0017 Permission for 241 no. houses, neighbourhood retail area, café, childcare facility, all internal roads, pedestrian and cycle paths and all associated site and infrastructural works. Former Magee Barracks site, Dublin Road/Hospital Street, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	6 th October, 2017	Start Time	12.15 pm
Location	Office of An Bord Pleanála	End Time	1.50 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

David Kennedy Snr, Ballymount Properties Limited
Sean O'Brien, Ballymount Properties Limited
Paul Davey, Architect
Jonathan Walsh, Architect
Sarah Ryan, Engineer
Richard Frisby, Engineer
Aine Patton, Landscape Architect
Cathal Crimmins, Conservation Architect

Clare Crowley, Archaeologist
John Spain, Planning Consultant
Paul Turley, Planning Consultant

Representing Planning Authority

Peter Minnock, Director of Services
Michael Kenny, Senior Planner
Patricia Conlon, Senior Executive Planner
George Willoughby, Senior Executive Engineer, Transportation
Brigid Loughlin, Heritage Officer
Mary McCarthy, Administrative Officer, Housing
David Hall, Senior Executive Engineer, Water
Peter Black, Architectural Conservation Officer

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant, 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,
- ABP received a submission from the PA on 27th September, 2017 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issue 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 or the forming of an opinion shall prejudice the Board 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 1st September, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the Pre-Application

Consultation Request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Archaeology and Architectural Heritage
2. Density
3. Residential unit mix
4. Phasing, with reference to LAP objectives
5. Open space provision, interface with existing residential estates and permeability
6. Part V
7. EIA
8. Any other matters

1. Archaeology and Architectural Heritage

ABP sought further elaboration/discussion on:

- Background history of site

Prospective Applicant's Response:

- Requirement for Environmental Impact Assessment Report (EIAR)
- Possibility of retaining Officers Mess and Water Tower, clock on water tower may be of historical significance, deemed impractical to retain buildings, no buildings meet criteria for protected structures
- Reference in local area plan (LAP) to retention of buildings etc., incorporation of main gates and railings in development (currently in storage)
- Geophysical study on northern site, pinpoint possible undisturbed areas, to be carried out in advance of phase 2

Planning Authority's Comments:

- Public Private Partnership of social housing for dense urban development, highest proportion of social housing in Kildare town
- Site currently being developed mainly at edge of town
- Numerous references to barracks in LAP, some recognition needed in relation to previous uses on site
- Consideration re: re-use of buildings, requirement of energy conservation study
- Architectural Conservation Area (ACA) in Kildare town, how development will visually impact on this
- Geophysical study required
- Landscaping should reflect and respect history of site

2. Density

ABP sought further elaboration/discussion on:

- Regard to core strategy, LAP and section 28 Ministerial Guidance
- An Bord Pleanála not bound by LAP or development plan
- Location of development in relation to Sustainable Residential Development for Urban Areas Guidelines

Prospective Applicant's Response:

- Separate applications in relation to commercial and medical sites adjoining development site
- Regeneration of site and what is required
- Proposed connection from this community to other surrounding communities, LAP requires connectivity through site
- Landscaping core strategy in designing development

Planning Authority's Comments:

- LAP and development plan density figures differ due to publication dates
- Brownfield site close to town centre, LAP particular to site
- Requires more of mix of unit type

3. Residential Unit Mix**ABP sought further elaboration/discussion on:**

- Justification at application stage in relation to density, housing mix (3-4 beds)

Prospective Applicant's Response:

- Development refined, incorporation of 3rd floor for future conversion, reintroduction of duplex units
- Housing mix broken up through landscaping
- Pedestrian/cycle route along north/south and east/west corridors
- Houses back onto other houses in adjacent development, passage supervision

Planning Authority's Comments:

- Require better mix of unit type, local need for provision of 1-2 bed for social housing, development not addressing local needs, location of Part V units not acceptable

4. Phasing, with reference to LAP objectives**ABP sought further elaboration/discussion on:**

- LAP predates development plan, define what is location in relation to section 28 Ministerial Guideline, consideration of density and layouts as opposed to number of units to come to best practice
- Possibility of being unable to adjust boundaries due to adjoining retail sites

Planning Authority's Comments:

- Issue with number of units as it contradicts LAP

5. Open space provision, interface with existing residential estates and permeability**ABP sought further elaboration/discussion on:**

- Creation of dead space due to differing levels between adjoining developments, correction of layouts for these areas

- Possibility of not being able to remedy the integration of these areas if objections received at application stage
- Possibility of connectivity to school

Prospective Applicant's Response:

- Propose joining open space in this development with open space in adjoining developments, possible integration of these areas
- Pedestrian access to school proposed

Planning Authority's Comments:

- Address permeability by integrating open spaces

6. Part V

- Discussed under Item 3

7. EIA

ABP sought further elaboration/discussion on:

- Providing EIAR as part of application, archaeological report included

Prospective Applicant's Response:

- All items provided in EIAR, ACA will also be addressed
- Bat survey undertaken

Planning Authority's Comments:

- Reports on plant species, bat survey (including winter months, light assessment and hydrogeology required)
- Consideration of enhancing spaces
- Consideration of where artefacts relating to barracks may be retained

8. Any other matters

Roads

ABP Comments with regard to application:

- Consideration of Design Manual for Urban Roads and Streets (DMURS) and section 28 Ministerial Guidelines

Planning Authority's Comments:

- Possible connectivity into schools and adjoining estates require discussions with 3rd parties
- Consideration to smoother realignment of spine road
- Balance between roads network, making a sense of place within an urban setting

Water

Planning Authority's Comments:

- Surface water significant issue, discussions required with TII, SUDS will deal with surface water

Prospective Applicant's Response:

- Series of reports prepared addressing drainage issues
- SUDS prepared
- Proposal to drain to ground, extreme limited flow to public network

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 **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

Rachel Kenny
Director of Planning
October, 2017