



An  
Bord  
Pleanála

## Record of Meeting 300156

<b>Case Reference / Description</b>	10-year permission for construction of 262 no. residential units, 8 no. commercial units, a crèche and a civic space, the future use of land for a community/innovation hub facility, the laying-out of internal roads and footpaths and all associated site and infrastructural works. Bullford, Kilcoole, Co Wicklow.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	5 <sup>th</sup> December, 2017	<b>Start Time</b>	14.30
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	16.25
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Lianna Slowey

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Lianna Slowey, Executive Officer

### Representing Prospective Applicant:

Larry Keegan, Kimpton Vale Ltd
Sean Keegan, Kimpton Vale Ltd
Paul O'Toole, PCOT Architects
Stephen McQuade, 2HQ Consulting Engineers
Eamonn McMahon, 2HQ Consulting Engineers
Ronan MacDiarmada, RMDA Landscape Architect
John Spain, John Spain Associates
Paul Turley, John Spain Associates

## Representing Planning Authority

Fergal Keogh, Senior Engineer
Edel Bermingham, Senior Executive Planner
Lucy Roche, Executive Planner
Ruairi O'Hanlon, Senior Executive Engineer, Greystones Municipal District

### Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), 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 30<sup>th</sup> November, 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 ABP's opinion,
- 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 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 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 10<sup>th</sup> November, 2017 formally requesting pre-application consultations with ABP. The prospective applicant was advised of the need to comply with the 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. Transportation, Access and Traffic including design of junctions
2. Action Plan and Phasing
3. Proposal and delivery of Civic Space
4. Flooding and Surface Water Management
5. Prospective Applicant's EIA Screening
6. Archaeology
7. Water Supply Infrastructure and Wastewater Infrastructure
8. Any other matters

## **1. Transportation, Access and Traffic including design of junctions**

### **ABP sought further elaboration/discussion on:**

- Western distributor road – PA asked to outline where the project is at in terms of funding, delivery and design process.
- LAP – roads objective RO8 and AP9 Bullford Action Plan – only 50% of development shall be completed before the entire link between Main Street and Newtownmountkennedy Road has been completed.
- Proposed access via 2 junctions at Main Street – PA asked to outline their concerns.
- Whether access to the proposed development can be delivered only via the southern access junction.

### **Planning Authority's comments:**

- Western distributor road is not on list of works at present, there are funding constraints.
- The proposed distributor road is to be developer driven via contributions funding unless government funding is allocated.
- A basic preliminary design for the distributor road was carried out a number of years ago when an employment area was permitted to its southern end but the road development did not proceed.
- No design for the east-west link road.
- Anomaly in county development plan re. RO8 and AP9 objectives. RO8 objective refers to 50% of E zoned lands and 50% of AP9 zoned lands. For this application the PA are satisfied that the 50% refers to AP zoned lands.
- Concerns re. proposed northern access junction and the requirement for a right hand turning lane off the Main Street at this location, would require the removal of on-street parking for existing cottages.
- Potential for over use of the northern access junction over the southern access junction as traffic expected to be generated in a northern/Dublin direction.
- Propose that the northern access junction is only used to access the proposed car park and retail/crèche units. Segregate residential access to limit traffic movements at this location.

### **Prospective Applicant's response:**

- Main access to site is proposed via the east-west link road and southern access junction, as illustrated in LAP.
- It is proposed to add another leg to the existing traffic light controlled junction (southern junction), no stopping of Main Street traffic flow.
- The site has extensive street frontage; it is possible to retain on-street parking.
- A full capacity study has been carried out using worst case scenarios in relation to traffic movements.
- Most of Kilcoole's traffic patterns move in a northern direction, to/from Dublin.
- The largest loading is anticipated on the southern access junction – 60% of the proposed residential units are closer to this junction.
- Proposed development represents 10% of future traffic flow in Kilcoole.

- The southern access junction was identified as presenting issues in relation to future traffic flow.
- There are limitations on all traffic using one access junction, not ideal from a connectivity point of view.
- 2 entrances would be beneficial, is in keeping with DMURS and consistent with the long term objective for delivery of western distributor road in LAP.

**Planning Authority's comments re. Proposed Applicant's response, as above:**

- Proposed northern junction layout is more akin to motorway standards than a town/ village centre location. Safety concerns re. 4 traffic lanes. Goal is to reduce traffic speeds, not widen carriageways.
- Preference for street frontage at northern entrance to be maintained in line with existing structures.
- The second connection to the site should be via the western distributor road and not via a 2<sup>nd</sup> junction onto Main Street.
- Delivery of western distributor road is a long term aspiration to come with a large scale of development, i.e. by 2028 with a projected population of 5,000 people.
- Question need for 2 access points to Main Street in close proximity to each other.
- No detailed design of southern junction was submitted with the pre-application consultation request.
- Concern re. long straight stretch of road along east-west stretch and compliance with DMURS.

**Prospective Applicant's response re. Planning Authority's comments, as above:**

- A preliminary design drawing for the southern access junction was submitted along with full analysis figures included in Traffic Impact Assessment. The junction was analysed in terms of existing and proposed traffic movements.
- A 4 phase traffic light cycle would be required.
- The southern access junction will reach capacity once traffic movements reach 60%. This analysis represents the worst case scenario. If allowances are made for lower population growth and public transport movements then the junction can be expected to perform better.
- An anomaly in the drawings/documents submitted was clarified – the southern access junction is within the phase 1 proposal.
- Retail units and crèche facility are to be delivered towards the end of phase 1.
- The long straight stretch of road referred to is the proposed western distributor road. The alignment is as shown in the LAP. Alignment can be addressed / changed, if required.

**ABP comments re. application stage:**

- As much agreement as possible should be in place between the prospective applicant and the Roads Authority before making an application.
- ABP can materially contravene a development plan in certain circumstances.
- Clearly indicate which lands are being served by which junction.

## **2. Action Plan and Phasing**

### **ABP sought further elaboration/discussion on:**

- Ownership of lands to south of site, and requirement for Action Plan to facilitate delivery of development on this site.
- Phasing and delivery of commercial units.
- PA's earlier comments in relation to the streetscape.
- Proposal and delivery of civic space.
- LAP roads objective RO14 – improve road to train station (Sea Road).

### **Prospective Applicant's response:**

- The lands to south of site are in 3<sup>rd</sup> party ownership. Consultation has taken place with this adjoining landowner. The proposed development facilitates access to these lands.
- Traffic Impact Assessment allows for 68 units on lands to south of the site.
- Will review phasing and delivery of retail units along with roads issues.
- No issue re. including retail units, civic space and road access in phase 1.
- Meeting arranged with Greystones Municipal District Councillors to take place in January 2018 re. civic space. The prospective applicant's initial proposal is to provide the site and for PA to provide the design by way of Part VIII process.
- A special contribution arrangement could be made, if appropriate.
- The orientation of proposed community building can be looked at. There is a preference for associated open lands to be situated to the front of this building.
- A building in ruin is situated on the adjoining laneway. The site is derelict, owner is unknown.
- There is an existing on street bus stop along Main Street and there is opportunity to move this inwards to create a pull in bus stop.
- Estimated 10% of traffic movements from site to Sea Road (to/from train station/beach).
- Kilcoole is served by a commuter bus service and a number of rail services.

### **Planning Authority's comments:**

- The adjoining landowner of the triangular parcel of lands to the south of the proposed development site also own the lands required for the delivery of the remainder of the western distributor road.
- Need for community development and phasing to be addressed as concerns that Part VIII process could hold up development on the rest of the site.
- A Community Service Audit is recommended in relation to the need for/type of community development.
- Serious shortage of crèche facilities in the Kilcoole area - crèche should be delivered in phase 1.
- Recommend that the prospective applicant liaise with the PA's Community and Enterprise Section.
- A recent permission on lands immediately to the south of this site also included provision for a civic space.

- Concur with prospective applicant that open space should be to the front of a community building.
- Part of the adjoining laneway (Farmyard Lane) has been taken in charge by PA.
- LAP roads objective RO14 – provision for footpath connectivity to train station and beach via Sea Road, a popular walking route. It is proposed to provide public footpaths and widen alignment. Private lands are required to deliver the works.

### **3. Proposal and delivery of Civic Space**

- As discussed under agenda item no. 2 – Action Plan and Phasing

### **4. Flooding and Surface Water Management**

#### **ABP sought further elaboration/discussion on:**

- Proposed discharge into Kilcoole River.
- The mill race and powerline which runs over.

#### **Prospective Applicant's response:**

- Flood Risk Assessment report submitted with pre-application consultation request does not propose long term storage. 3-4 discharge locations are proposed to the river; these are split over a dozen catchment areas.
- Discharge is as per greenfield run off rates with storage on site rather than discharge into the river.
- Details of infiltration tests were submitted with the pre-application consultation request. 2 sites at proposed civic space failed. Permeable paving is proposed at this location as a mitigation measure.
- Standards proposed as per Greater Dublin Strategic Drainage Strategy (GDSDS).
- Trying to mimic the natural regime, i.e. what happens on site at present.
- Any discharge to river will pass through petrol interceptors.
- CFRAMS mapping does not include flood events, will clarify differences between the LAP and CFRAMS in application report.
- The mill race has been filled in. Unsure of what voltage the powerline alongside the mill race is but there is a proposal to underground the cable.
- An archaeological study is in progress in relation to the mill race.

#### **Planning Authority's comments:**

- Kilcoole River has a history of flooding, particularly downstream. Recent flooding to residential estate to east of the proposed development site.
- Modern surface water drainage proposals have not been proven and may present issues, particularly at location of civic space.
- LAP maps produced using historical mapping, before CFRAMS mapping available.

**ABP comments re. application stage:**

- Ensure no conflicts or contradictions in drawings before submitting application.

**5. Prospective Applicant's EIA screening**

**ABP sought further elaboration/discussion on:**

- Requirements for Environmental Impact Assessment Screening – 10-hectare threshold. This site is approx. 9.5 hectares and includes town centre area.

**Prospective Applicant's response:**

- The site is below the key threshold for EIA Screening – retail/crèche area is approx. 0.65 hectares; the remainder is residential.

**Planning Authority's comments:**

- No further comments.

**An Bord Pleanála's comments re. application stage:**

- Application documents should clearly set out the prospective applicant's EIA screening approach.

**6. Archaeology**

**ABP sought further elaboration/discussion on:**

- Cultural heritage assessment and comments received from National Monuments Service (Department of Arts, Culture and the Gaeltacht). Prospective applicant informed they will be given a copy of same and matters therein should be addressed at application stage.

**Prospective Applicant's response:**

- Completed desktop assessment and field work.
- A geophysics report was carried out to identify if there are any archaeological features present on site – no physical archaeological features identified on site.
- Propose to carry out further assessment of mill race to establish whether there are any remaining features in place and to clear area of scrub to establish if any remains of hydraulic ram are present.
- Department's requirement to investigate the mill race and to maintain/preserve any features and incorporate them into the scheme. Cannot comment until the surveys have been carried out.

**Planning Authority's comments:**

- No further comments.

## **7. Water Supply Infrastructure and Wastewater Infrastructure**

### **ABP sought further elaboration/discussion on:**

- Irish Water's Statement of Feasibility submitted with the pre-application consultation request.

### **Planning Authority's comments:**

- Kilcoole waste water treatment plant is at capacity. Option to pump south to Newtownmountkennedy or north to a new station at Greystones which has an increased capacity and can accommodate the extra discharge.
- Recommend level of agreement with Irish Water is reached at an early stage, do not leave until the connection stage.
- Irish Water are linking Kilcoole and Greystones for storage of water supply.
- Not aware of any issues re. water supply.

### **Prospective Applicant's response:**

- Have engaged with Irish Water and are awaiting their direction, happy to act on either option.
- Minor upgrade works may be required to the water supply network.

## **8. Any other matters**

### **ABP invited parties to raise any outstanding matters.**

### **Planning Authority's comments:**

- Provision of Part V – no consultations have taken place with the Housing Department. There is policy in relation to not clustering units. The housing authority should be the lead authority in terms of Part V proposals and should recommend a voluntary housing body to a prospective applicant. PA are willing to engage with the prospective applicant and Clúid Housing (as referred to by the prospective applicant).
- Connection to Irish Water network and usability of open space – concern re. Irish Water changing sewer details post approval, i.e. requiring a change in finish floor levels.
- Linear park – propose condition, if granted, to connect through lands to the north of the site. LAP green route objective to upgrade to connect to the Mass Path and provide connectivity through to Kilquade.
- No concerns with the quantum of car parking spaces proposed at retail units.

### **Prospective Applicant's comments:**

- Have spoken to a representative of the PA and a representative of Clúid Housing (a voluntary housing body). PA representative had indicated no issue with the involvement of Clúid Housing. Letter of recommendation from Clúid Housing specified their preference for manageable units with no communal areas to be maintained.



- House design to match Irish Water requirements.
- Linear path – will look at this at application stage.

**An Bord Pleanála's comments re. application stage:**

- Clarify who is carrying out works at roads/junctions.
- Application should include a detailed phasing plan.
- Provide a taken in charge drawing to include works up to the site boundary.

**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)

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Tom Rabbette  
Assistant Director of Planning  
December, 2017