



An  
Bord  
Pleanála

## Record of Meeting ABP-300220-17

<b>Case Reference / Description</b>	Demolition of 4 dwellings, construction of 102 no. dwellings (68 no. apartments, 13 no. courtyard units and 21 no. houses). Replacement of 3 vehicular accesses and associated site works. Site comprising of Kylemore, Woodlawn, Rockwinds, Smallacre, Church Road and No. 66 Watson Drive, Killiney, Co. Dublin.		
<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>	21 <sup>st</sup> December, 2017	<b>Start Time</b>	2.15 pm
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	3.45 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Mary MacMahon, Marlet Property Group
Niall O'Byrne, Marlet Property Group
Richard Collins, Ferreira Architecture
Cass Roche, PC Roche Landscape Architects
Conor Dwyer, AECOM Engineers
Shaun Grima, AECOM Engineers
Michael Dunne, AECOM Engineers
Rob Goodbody, Historic Building Consultants

## **Representing Planning Authority**

Liam Walsh, A/Senior Planner
Julienne Brown, Senior Executive Planner
Bernard Egan, Senior Executive Engineer
Marin Danciu, Executive Engineer
Aidan French, Executive Parks Superintendent
Brendan McArdle, Executive Engineer
Anne Murray, Biodiversity Officer

### **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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 11<sup>th</sup> December, 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 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 16<sup>th</sup> November, 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. Traffic and Transportation including pedestrian and vehicular connections**
- 2. Surface water drainage**
- 3. Existing Residential Amenity and Separation Distances to Boundaries**

4. **Landscaping and Trees**
5. **Architectural Heritage and Archaeology**
6. **Childcare/Communal Facility**
7. **Any other matters**

## **1. Traffic and Transportation including pedestrian and vehicular connections**

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

- PA Transportation Report submitted
- Potential future access to adjoining lands.
- Vehicular access arrangement proposed
- Compliance with DMURS
- Connectivity to existing footpaths, cycle paths and local services
- Pedestrian access onto Watson Drive
- Detail in relation to public lighting referred to in PA opinion
- Discrepancy in distances referred to in Statement of Consistency
- Timescale for delivery of Quality Bus Corridor

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

- Potential of access to adjoining lands to be shown.
- Access to Church Road curtailed to existing dwellings and gate lodge.
- Pedestrian permeability created from Watson Road to Church Road
- Refers to connectivity to QBC
- Proposal at Arranmore addressed

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

- Adjoining site north/northwest with future development, access to be shown on drawings, access through 3<sup>rd</sup> party lands
- Principle of proposed transport arrangement agreed with, address issues raised in PA Opinion
- No timescale currently available for delivery of QBC

## **2. Surface water drainage**

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

- 15 issues raised in PA Opinion, similar issues raised in previous planning refusals.
- Strongly advised that surface water drainage proposals be agreed, as far as possible, with the PA prior to lodgement of application. Where agreement is not possible, both the PA and the applicant to clearly indicate justification and rationale for respective positions at application stage.

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

- Responses prepared in relation to issues raised in PA Opinion, further discussions to be held in order to amend proposed development and comply with PA requirements.
- Foul and surface water drainage previously onto Watson Road, now connecting to Watson Drive, refers to supporting letters from Irish Water.

**Planning Authority's comments:**

- Reference issues raised in PA Opinion and previous reasons for refusal

**3. Existing Residential Amenity and Separation Distances to Boundaries**

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

- Construction methodology regarding demolition of No. 66 in the context of the adjoining house.
- Passive surveillance along pedestrian laneway created at this location (at No. 66)
- Detail of interface treatment between the development site and Watson Road
- Incomplete drawings, structures missing from various drawings
- Interface and separation distances with adjoining properties
- Access onto Church Road

**Prospective Applicant's response:**

- No discussions with owners/occupiers of dwelling adjoining No.66 to date, this adjoining house is to be weathered, residential amenity to be retained
- Cognisance given to adjacent residential amenities surrounding the site
- Inaccuracies and errors in drawings will be corrected for application stage

**4. Landscaping and Trees**

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

- Proposals in relation to tree retention and removal in the context of, inter alia, the PA opinion on these matters
- Proposed play areas to service the development

**Prospective Applicant's response:**

- Figures have been revised and will be submitted with application, biodiversity to be further addressed.

**Planning Authority's comments:**

- Standard conditions to be addressed, issues may arise if quantum of data not submitted with application
- Figures not included in planting schedule, consultations should be undertaken with PA in relation to removal of trees
- Similar issues relating to bats arose in Arranmore, bat survey required, ensure licences are in date
- Nature based play area recommended

**5. Architectural Heritage and Archaeology**

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

- Archaeological heritage in the area of the site
- Proposals in relation to the existing gate lodge

**Prospective Applicant's response:**

- Monitoring of soil during excavation works

**Planning Authority's comments:**

- Lands institutionally zoned

**6. Childcare/Communal Facility**

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

- Rationale/justification for omission of a childcare facility to serve the development.

**Prospective Applicant's response:**

- New guidelines to make changes to current guidelines

**Planning Authority's comments:**

- Refer to the national guidelines in relation to the provision of childcare facilities

**7. Any Other Matters**

**ABP Comments:**

- Finishes of proposed structures

**Prospective Applicant's comments:**

- Discrepancies in number of units proposed, 103 houses proposed until change in drainage proposals

**Planning Authority's comments:**

- Application to address taking in charge
- Construction/Ecological management plan required in 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)

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Tom Rabbette  
Assistant Director of Planning  
January, 2018