



An
Bord
Pleanála

Record of Meeting ABP-300511-17

Case Reference / Description	266 no. houses. Kilmalum, Blessington, Kildare, Co. Wicklow.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	7 th February 2018	Start Time	10:30 am
Location	Office of An Bord Pleanála	End Time	12:30 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Laura Brock, Brock McClure Consultants
Ken McGauran, Nicholas O'Dwyer Consulting Engineers
Richard Collins, Ferreira Architects
Agata Ankudowicz, Ferreira Architects
Colm Kenny, Landscape Design
Colm Clarke, Scott Cawley
Alan Torpey, Windlynn Limited
Mick McGinn, Windlynn Limited

Representing Planning Authority

Liam McGree, Senior Planner
Fiona Breen, Executive Planner
Diarmuid Donohue, Executive Engineer, Transportation
Mary McCarthy, Administrative Officer, Housing

Apologies:

David Hall, Senior Executive Engineer, Water Services

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 24th January, 2018 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 20th December, 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. **Density, quantum and standard of residential development, open space provision, public realm**
2. **Road layout, vehicular and pedestrian access, DMURS, parking provision**

3. **Foul and surface water drainage including connection to Blessington Waste Water Treatment Plant, flood risk assessment and mitigation measures, water supply**
4. **Comments from Wicklow County Council**
5. **Environmental Impact Assessment Report**
6. **Part V**
7. **Any other matters**

ABP noted that the site falls within the administrative areas of Kildare County Council and Wicklow County Council. No section 247 meetings were held with Wicklow County Council in relation to the proposed development, however the prospective applicants had sent a copy of the pre-application consultation request to both PA's. The prospective applicant was advised that pre-application consultations pursuant to section 247 of the Planning and Development Act, 2000 (as amended) should be entered into with Wicklow County Council. Subsequent to such consultations the prospective applicant was advised that a further pre-application consultation meeting pursuant to section 5 of the 2016 Act would be required and should be attended by ABP, Kildare County Council, Wicklow County Council and the prospective applicant. Date to be confirmed

1. Density, quantum and standard of residential development, open space provision, public realm

ABP sought further elaboration/discussion on:

- Administrative areas of the proposed development
- Blessington Environs Plan – particularly C1 and C2 lands, housing targets for the sites
- Zoning and policy provisions
- Swales and surface water drainage
- Density rationale, housing mix
- Standard of development, provision of strong urban edge

Prospective Applicant's response:

- No section 247 meetings held with Wicklow County Council
- General residential density zoning site, national guidelines considered
- 5% of open space refers to swale
- Flood risk area included in density, higher density had been previously proposed, would consider submitting higher density in application

Planning Authority's comments:

- Development Plan target 325 units over C1 and C2 sites (application site on C2 lands), limited land for development
- Acknowledged school site proposed and roads objective on C1 lands
- Low density in context of national guidelines
- Development on site constrained by topography/flood risk issues on site
- Phasing in context of road objective
- Development potential would be limited on C1 site if density is increased on proposed site (C2)

2. Road layout, vehicular and pedestrian access, DMURS, parking provision

ABP sought further elaboration/discussion on:

- Local road facilitating development and internal roads
- Roads straddle 2 PA's
- Kilmalum Road widening
- Provision of pedestrian/cycle access and pedestrian/cycleways

- Link to adjoining residential development in event of flooding of public road in front of site

Prospective Applicant's response:

- Pedestrian/cycle track to be provided for proposed development, currently no provision of footpath in front of 3rd party lands, provision of pedestrian linkage to adjacent estate
- Possible upgrade of culvert to reduce future flooding along public road

Planning Authority's comments:

- Access to adjoining estate for emergency vehicles in event of flooding on Kilmalum Road
- Roads objective in order to complete road, upgrading of junction in Wicklow administrative area
- Address issues raised in PA Opinion

3. Foul and surface water drainage including connection to Blessington Waste Water Treatment Plant, flood risk assessment and mitigation measures, water supply

ABP sought further elaboration/discussion on:

- Flood zones on site
- Issues regarding flooding referenced in Wicklow County Council's comments to be addressed at 2nd meeting

Prospective Applicant's response:

- Full assessment by Irish Water of Blessington plant, capacity can be increased, planning required, Irish Water in discussions regarding cost of capital project, financial contribution required to implement upgrade
- 2 phases proposed by Irish Water to increase capacity
- Will address issues raised in PA Opinion

Planning Authority's comments:

- Treatment plant currently working in excess of capacity
- Address issues raised in PA Opinion

4. Comments from Wicklow County Council

- Issues addressed in point 3

5. Environmental Impact Assessment Report

ABP sought further elaboration/discussion on:

- Possible requirement for EIA with regard to relevant thresholds

Prospective Applicant's response:

- Applying the 20-hectare threshold, the proposed development would not require EIAR

Planning Authority's comments:

- PA have applied development area and unit number threshold concerning EIA, satisfied below EIAR requirement

6. Part V

ABP sought further elaboration/discussion on:

- Part V proposals

Prospective Applicant's response:

- Meeting with PA and Cluid regarding Part V

Planning Authority's comments:

- Prefer units more evenly distributed across site
- Design issues as per PA Opinion to be addressed

7. Any other matters

ABP comments:

- Have regard to density, road/street hierarchy and the 12 criteria as contained in the Urban Design Manual
- Ensure no conflict in drawings submitted in application
- Prospective applicant advised that clarity should be provided at application stage concerning the delivery of wastewater infrastructure required to serve the proposed development, including works to the Blessington Waste Water Treatment Plant. This clarity should include, inter alia: what works exactly are required; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development. The prospective applicant was advised that any application for development prior to obtaining of consents for the wastewater infrastructure may be considered premature

Conclusions

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

Tom Rabbette
Assistant Director of Planning
April, 2018