



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	2 nd Meeting		
Date:	21 st March, 2018	Start Time	10:30 am
Location	Office of An Bord Pleanála	End Time	pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Laura Brock, Brock McClure Consultants
Camille Bleytou, Brock McClure Consultants
Ken McGauran, Nicholas O'Dwyer Consulting Engineers
Richard Collins, Ferreira Architects
Agata Ankudowicz, Ferreira Architects
Alan Torpey, Windlynn Limited
Mick McGinn, Windlynn Limited

Representing Planning Authority – Kildare County Council

Liam McGree, Senior Planner
David Hall, Senior Executive Engineer
Joe Keane, Executive Engineer

Representing Planning Authority – Wicklow County Council

Edel Bermingham, Senior Executive Planner

Conor Page, Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authorities (PA's) 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 Kildare County Council on 24th January, 2018 and Wicklow County Council on 20th March, 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 PAs 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**

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

ABP sought further elaboration/discussion on:

- Wicklow County Council Opinion and issues raised

Prospective Applicant's response:

- Density reassessed and increased, mix also revised
- 3rd party lands now in prospective applicants control following discussions since 1st meeting
- Density rationale to be provided in application

Wicklow County Councils comments:

- Issue regarding location of development, more core areas in Blessington
- Issues with treatment plant has stalled development in the area, planning application for treatment plant has now been lodged
- Requirement for agreement with the ESB as well as planning consent

Kildare County Councils comments:

- Lands recently changed from low density to high density
- Proposed development on C2 lands, provision for development and school site on C1 lands (325-unit provision overall on C1 and C2 lands)

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

ABP sought further elaboration/discussion on:

- DMURS and parking previously discussed
- Possible increase in density and impact on local roads
- Wicklow County Councils comments on issues
- Impact on Kilmalum Road, roundabout and Naas Road
- Road frontage and culvert
- How proposals will link into Blessington Manor in the future
- Justification required from Kildare County Council if looking for special contribution in relation to proposed development for road improvements on adjacent site

Prospective Applicant's response:

- Cycleway/path will be linked at future date by Wicklow County Council (constrained by 3rd party land)
- Signalised junction to be provided for at roundabout, road safety audit to be carried out, works up to roundabout will be carried out by the applicant as part of the proposed development
- Provision for link into adjacent development but will not be carried out as part of this development
- Special contribution for works to the road between the site and the Naas Road junction

Wicklow County Councils comments:

- Majority of lands under Wicklow County Council control
- Satisfied with impacts/issues raised in Traffic Assessment
- This application will not resolve the overall issue with the junction

Kildare County Councils comments:

- Kildare County Council require special contribution for development in relation to roads etc.
- Kildare County Council recommending further road/junction improvements in Wicklow County Councils jurisdiction not sought by Wicklow (to assist with Naas traffic requirements)

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:**

- Wastewater treatment plant
- Road frontage, road works and culvert
- Wicklow County Councils Opinion in particular the stream to Kilmalum Road
- Clarify what Irish Water require
- How proposed works will fit into phasing

Prospective Applicant's response:

- Aware of planning application for treatment plant
- Water quality should increase
- Further discussions with Irish Water, proposed development is catered for in proposed expansion, special contribution will be required by Irish Water
- Proposals put to Wicklow County Council regarding the re-alignment of culvert, PA have proposed larger diameter pipe with agreement of 3rd party landowners on opposite side of road, will discuss solution with 3rd parties once agreement has been reached with PA

Wicklow County Councils comments:

- Planning application now lodged for wastewater treatment plant, permission should be in place before any development begins
- Need for consent from ESB, licence for certain discharge

Kildare County Councils comments:

- Upgrade of water mains network on Naas Road, wayleave in place on south/east of site
- Irish Water may seek phasing of development in order to tie in with the wastewater treatment plant under application with Wicklow County Council
- Have regard to and address issues raised in Kildare County Councils Opinion
- Seeking improvements to streams and water courses outside and removed from applicant's site. (Feasibility and justification not outlined by Kildare at meeting)

4. Comments from Wicklow County Council**ABP comments:**

- Issues already addressed in previous meeting

5. Environmental Impact Assessment Report**ABP comments:**

- Previously discussed

6. Part V

ABP comments:

- Previously discussed

7. Any other matters

Kildare County Councils comments:

- Can parking be accommodated if density increases
- Have regard to Development Plan regarding parking requirements
- Greater visitor car parking required in closer proximity to units, and greater car parking required generally

ABP comments:

- National standards have a range of provisions regarding parking
- NPF should be considered and balance between Kildare standards and National guidance required
- Applicant to submit a rationale for the proposed parking provision

Prospective Applicant's comments:

- All parking can be accommodated, as per National Standards

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

Rachel Kenny
Director of Planning
April, 2018