



An  
Bord  
Pleanála

## Record of Meeting ABP-300548-18

<b>Case Reference / Description</b>	263 no. residential units and associated site works. Site adjacent to "The Paddocks", Grantstown, Waterford City.		
<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> February 2018	<b>Start Time</b>	11:00
<b>Location</b>	Offices of Waterford City and County Council	<b>End Time</b>	13:10
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Lianna Slowey

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Lianna Slowey, Executive Officer

### Representing Prospective Applicant:

Finbarr Barry, NAMA
Dr. Katherine Kelleher, Kelleher Ecology Services
Niall Harrington, Fewer Harrington Partners
Patricio Harte, Fewer Harrington Partners
Brian Mackey, Malone O'Regan Consulting Engineers
Corwun O'Brien, Malone O'Regan Consulting Engineers
John Crean, Cunnane Stratton Reynolds
Jim Kelly, Cunnane Stratton Reynolds
Maura Aherne, Cunnane Stratton Reynolds
Hugh Lane, KPMG

## Representing Planning Authority

Hazel O'Shea, Senior Executive Planner
Brendan Cullinan, Executive Planner
Jim Lenane, Water Services
Joe Furlong, Water Services
Pat McCarthy, Water Services
Bernadette Guest, Heritage Officer
Barbara Stosic, Senior Executive Engineer, Roads & Transportation
John Gallagher, District Engineer, Roads & Transportation
Alan Kirwin, District Engineer, Roads & Transportation
Paul Johnson, Housing Department

### 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 31<sup>st</sup> 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 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 20<sup>th</sup> December, 2018 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. Digital recording of the meeting is prohibited.

## **Agenda**

1. Residential Density
2. Traffic and Transport
  - a) Design Manual for Urban Roads and Streets – road hierarchy and layout
  - b) Pedestrian/Cyclist Connections at the neighbourhood level
  - c) Parking provision
3. Environmental Issues
  - a) Flood Risk Assessment and surface water management
  - b) Appropriate Assessment
  - c) Environmental Impact Assessment Report
4. Site characteristics and analysis – design response to gradients/slope
5. Any other matters.

### **1. Residential Density**

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

- Strategy for site layout and residential density having regard to national guidance and the County Development Plan (CDP).

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

- Site area is 9.5 hectares and is split in 2 by existing distributor road.
- Gross density is 29 units per hectare.
- Eastern portion of site has a CDP low density objective attached to it which dictates density across the entire site.
- Existing distributor road provides strong connection to Williamstown Road and pedestrian/cyclist link to Dunmore East Road.
- Had regard to existing pattern of development in the area and market/economic requirements.
- The proposed development will be phased; each phase will include pocket parks to offer a sense of place.
- Low density is not defined in the CDP, 12-20 units per hectare was mentioned at pre-planning meeting with PA, the proposed development is above this figure.

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

- CDP density has regard to existing pattern of development in the city.
- Density parameters of 25-40 units per hectare were established at pre-planning meeting, an upper level of 50 units per hectare was mentioned.
- Low density zoning objective in place to retain families/population within the city, the other land parcel on site could accommodate higher density.

#### **ABP comments re. application stage:**

- Need to provide justification if the proposed density is below national guidance.

## **2. Traffic and Transport**

**a) Design Manual for Urban Roads and Streets – road hierarchy and layout**

**b) Pedestrian/Cyclist Connections at the neighbourhood level**

**c) Parking provision**

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

- Determination of road hierarchy.
- Onward connections to neighbouring estates, primarily for pedestrians/cyclists but there is opportunity for vehicular connections.
- Rationalisation of car parking provision.

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

- The existing distributor road predates DMURS guidance.
- A primary road (5.5m wide) is proposed off the distributor road into each phase of the development.
- Secondary roads (5m wide) are proposed off the primary road and will introduce slower speeds.
- The primary road will loop around the eastern and western land portions to allow for service vehicles and bin collection.
- Speed tables are proposed at the junctions of the primary and secondary roads.
- A traffic assessment was submitted with the pre-application consultation request and demonstrates that the entrance junction at Williamstown Road is well below capacity.
- Pedestrian/cyclist connection is proposed at Garymore and Farmleigh side which will link to Dunmore East Road cycle lane to the city.
- There is no cycle lane on Williamstown Road.
- Ballygunner Road and Inner Ring Road links Williamstown Road and Dunmore East Road, a well utilised walking/cycling route in the area.
- No north-south road is envisioned as there is a risk it would create a 'rat-run'.
- Public transport bus services operate along Dunmore East Road (private service) and Williamstown Road (CIE service and school bus link).
- Primary schools are located at Ballygunner Road and Williamstown Road.
- Williamstown Road has been upgraded to an urban road as originally The Paddocks was to be served by Farmleigh onto Dunmore East Road.
- Car parking provision – development management standards merged when Waterford City Council and Waterford County Council merged. The previous city car parking requirement was for 1 space per unit, now it is 2 spaces per unit plus 1 visitor space per 4 units.
- 2 on curtilage spaces are proposed per unit with visitor parking to be provided intermittently throughout the scheme.

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

- Proposed roads are to be compliant with DMURS.
- Concern regarding the volume of traffic at Williamstown Road entrance.
- Difficulty to retrospectively achieve links/connectivity between estates, the application should provide for north-south pedestrian/cyclist connectivity.

**ABP comments re. application stage:**

- Strongly advise as much agreement as possible be in place between the prospective applicant and Planning Authority in relation to technical matters (eg. roads, drainage, etc.) before the application is lodged. Outline position and reasoning if no agreement is reached.
- Statement of Consistency should address DMURS.
- Provide rationale/technical details for the proposed parallel roads.
- Address future connections for pedestrians and cyclists.
- Address any difficulties re. providing vehicular connection.
- Provide layout distances/radii to schools/shops/local services on a map and indicate pedestrian/cyclist access routes.
- Address junction radii at distributor road.

**3. Environmental Issues****a) Flood Risk Assessment and surface water management****b) Appropriate Assessment****c) Environmental Impact Assessment Report****ABP sought further elaboration/discussion on:**

- Flood Risk Assessment – that the proposed development will not increase flood risk elsewhere.
- Clarify extent of new surface water outfall along Dunmore East Road (legal consents, ownership etc.)
- EIAR/NIS may be an issue dependant on the extent of new surface water works.
- There may be doubt/uncertainties about the capacity of existing water services to rule out significant impacts
- EIA

**Prospective Applicant's response:**

- An attenuation tank is proposed on site which will flow into separator within the adjacent Farmleigh estate. This will discharge to a separate storm/foul outlet which will join the combined sewer along Dunmore East Road.
- A new sewer is proposed along Dunmore East Road which will discharge to the existing pumping station at Island View.
- The storm drain will bypass the pumping station.
- The need for NIS was reconsidered; an NIS is currently being prepared re. infrastructure works.
- It is proposed that the infrastructure works would be delivered by the prospective applicant as part of this application, funding could be by means of contributions.
- EIAR not required; the development as proposed is below 500 units and less than 10 hectare thresholds.

**Planning Authority's comments:**

- Positive discussions have taken place with Water Services in relation to surface water drainage proposal which will reduce the frequency of sewer overflow as a result of storm water separation which will be achieved at Farmleigh.

- The pipe itself will run along Dunmore East Road, an NIS may be required if discharge/outfall is within SAC.
- The proposal is seen as a key piece of infrastructure for the entire development.
- Satisfied with the proposal as it removes storm load to Island View pumping station.
- Letter of consent can be provided for works on public lands.
- EIAR should be considered as the site area is close to the 10-hectare threshold.

**ABP comments re. application stage:**

- Have regard to recent refusals on adjacent sites based on surface water issues.
- Need clarity if there are any potential impacts further downstream from site.
- Clearly indicate who is going to deliver the infrastructure works (storm water sewer) and when it is to be delivered.
- Clearly indicate if the proposed infrastructural works are included within the red line boundary.
- Encourage further discussions between prospective applicant and PA re. EIAR.
- If site area is to be increased to incorporate the storm water sewer on public lands to outfall, the prospective applicant should satisfy itself as to whether an EIAR is required having regard to, inter alia, development area thresholds as per the Planning and Development Regulations, 2001.

**4. Site characteristics and analysis – design response to gradients/slope**

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

- Retaining walls, specifically between roads.

**Prospective Applicant's response:**

- Topographical constraints on site – high density proposed on the flat portion with low density proposed on the slope.
- Site layout and house design had regard to the functionality of open space.
- The maximum requirement for retaining walls is 4.5m.
- Most severe gradient at south west of site, open space is proposed at this location.
- It is proposed to step the gradient between houses and streetscape.

**Planning Authority's comments:**

- Identified sites where overlooking of residential amenity is possible.
- Some garden depths were identified as being limited.
- Suggest application includes section drawings showing level changes on site.

**ABP comments re. application stage:**

- Drawings should include more perspectives and contiguous elevations, also consider including photomontages and site sections.
- Parallel roads need to be addressed, consider including 3D views.

## 5. Any Other Matters

### ABP sought further elaboration/discussion on:

- All works inside red line boundary? Land ownership maps.
- Crèche demand analysis – consultation with local childcare committee?

### Prospective Applicant's response:

- No issue re. land ownership.
- Crèche demand analysis – a desktop study and telephone survey of childcare facilities in the area were carried out.

### Planning Authority's comments:

- Queried if there is adequate childcare capacity in close proximity to the development site.

### ABP invited parties to raise any outstanding matters:

- PA is satisfied with the Part V proposal including the phasing and unit mix.
- The prospective applicant outlined the Part V proposal as comprising of 2-3 bed units which will be pepper potted throughout the scheme. A number of Part V units will be delivered in each phase.

### ABP comments re. application stage:

- Provide robust analysis re. the provision or non-provision of a crèche facility, encourage discussion with local childcare committee.
- Ensure there are no conflicts or contradictions between the architectural, engineering and landscaping drawings.
- Prospective applicant and PA were reminded there is no provision to request further information and were advised to submit as much information as possible in the application documentation and Chief Executive's report.

## 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  
February, 2017