



An  
Bord  
Pleanála

## Record of Meeting ABP-300692-18

<b>Case Reference / Description</b>	129 no. dwellings and crèche. Lands at Kilgarron Hill, North of the L1011, Townland of Parnasilsogue, Enniskerry, 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>	26 <sup>th</sup> February, 2018	<b>Start Time</b>	2.30 pm
<b>Location</b>	An Bord Pleanála Offices	<b>End Time</b>	4.10 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

John Spain, John Spain Associates
Blaine Cregan, John Spain Associates
Stephen Manning, McCrossan O'Rourke Manning Architects
Patrick McNabola, McCrossan O'Rourke Manning Architects
Ian Worrell, Waterman Moylan Consulting Engineers
Simone Kennedy, Kevin Fitzpatrick Landscape Architects
Aebhin Crawley, Scott Cawley Ecologists
Bobby Waters, PWC
Deirdre O'Connor, NAMA
Aidan Devlin, NAMA
Cian Byrne, NAMA
Simon Corrigan, Cushman & Wakefield

## Representing Planning Authority

Fergal Keogh, Senior Engineer
Lucy Roche, Executive Planner
Declan O'Brien, Executive Engineer

### 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 9<sup>th</sup> February, 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 16<sup>th</sup> January, 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. Recording of the meeting is prohibited.

### Agenda

- 1. The integration of the proposed development with the urban structure of Enniskerry, in particular the treatment of the Glenree Road and pedestrian connections to the village centre and objective ENN11 of the development plan; the relationship with other proposed uses in the action plan area; and connections with neighbouring development**
- 2. The rationale for the number and type of houses proposed, having regard to national policy on residential density and policy ENN 2 of the development plan, and proposals for compliance with Part V of the planning act and the phasing of development**

3. The layout and specifications of streets within the development, having regard to the provisions of DMURS
  4. Screening for appropriate assessment and the SAC at Knocksink Wood
  5. Foul and surface water drainage, including connection to the public sewerage, pumping on site, capacity at the Enniskerry WWTP; SUDS measures; water supply
  6. Any other matters
1. **The integration of the proposed development with the urban structure of Enniskerry, in particular the treatment of the Glencree Road and pedestrian connections to the village centre and objective ENN11 of the development plan; the relationship with other proposed uses in the action plan area; and connections with neighbouring development**

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

- Rural standard road including bad bend
- Development Plan objective regarding footpaths
- Land holding not included in pre-application, integration between 3<sup>rd</sup> party lands, connectivity between areas
- Process/Legal Status of Action Area Plan
- Planning rationale regarding provision of footpath and enterprise area, minimising impact of enterprise area on remainder of development

**Prospective Applicant's response:**

- Consultation with 3<sup>rd</sup> parties regarding future linkages
- School integrated within scheme, crèche part of educational facility, enterprise land will have separate access
- Site layout as per PA's objectives
- School and housing located closer to town
- Further discussions with PA regarding footpaths and linkages to town centre and connectivity back

**Planning Authority's comments:**

- In agreeing Action Area Plan (AAP) it is clearly set out in LAP and required agreement before application was submitted.
- AAP is not considered by PA to be a plan in the sense that it did not require a Strategic Environmental Assessment, Appropriate Assessment and no public consultation took place. It was an executive function to approve, although no report re. its approval prepared. It is considered by the PA to be a guidance/master planning document required as a precursor to the application.
- Proper connectivity required including footpath along entire frontage (insofar as is practicable)

2. **The rationale for the number and type of houses proposed, having regard to national policy on residential density and policy ENN 2 of the development plan, and proposals for compliance with Part V of the planning act and the phasing of development**

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

- House types, density, Part V, phasing
- Car parking to be considered in relation to community facility
- Carparking/setdown at crèche

**Prospective Applicant's response:**

- Smaller unit size to be considered, question raised over viability
- PA density guidelines complied with
- Phasing to begin in area closest to town centre
- Department of Education currently have no requirement for school but site reserved for future development
- Community site to be left grassed if undeveloped
- Open space calculation does not include community site

**Planning Authority's comments:**

- Correction to section 3 of PA Opinion regarding housing growth
- Consideration of Fassaroe refusal regarding N11, the proposed development will join the N11 at same point
- School site is premature pending requirement for school
- Plans pending the development of the enterprise site
- Address phasing in application

**3. The layout and specifications of streets within the development, having regard to the provisions of DMURS**

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

- DMURS (road widths/nature of central road through the site)
- Location of residential parking and parking and set down areas for school and crèche which may impact on access to site/safety and access to open space, etc.
- Consideration regarding shared surfaces  
Provision of bike parking at crèche

**Prospective Applicant's response:**

- Street widths can be reduced in application
- Promotion of pedestrian movement especially around community facility

**Planning Authority's comments:**

- Satisfied with reduction of road widths
- Street 3 on drawings requires introduction of traffic calming measures

**4. Screening for appropriate assessment and the SAC at Knocksink Wood**

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

- Requirement for more comprehensive AA screening or need for NIS
- Scale/proximity of development in relation to SAC
- Physical works involved and proposed mitigation measures
- Application should not rely on NIS carried out for Development Plan/LAP
- Consideration/mitigation measures if WWT pumping fails on site

**Prospective Applicant's response:**

- Lands to southeast of site removed due to proximity to SAC, lands not compatible with appropriate assessment to develop on
- Screening statement has been prepared for application
- Consultation with NPWS but no response received to date

**Planning Authority's comments:**

- AA screening carried out for Development Plan and LAP considered issues at a higher level. No AA screening/NIS for AAP

**5. Foul and surface water drainage, including connection the public sewerage, pumping on site, capacity at the Enniskerry WWTP; SUDS measures; water supply**

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

- Site suitability for infiltration

**Prospective Applicant's response:**

- Agreement to separate surface water from foul surface water, provide what is required for upgrade, contributions sought regarding local upgrade
- Irish Water agreement prior to lodgement of application specifically in relation to SAC
- The high water table on the site would render infiltration ineffective as a SuDS measure

**Planning Authority's comments:**

- Irish Water approach to agree pre-connection enquiry
- Pumping stations located inside private development seen as private and not part of the public network
- Wastewater treatment plant under Irish Water
- Consideration regarding drainage ditch if footpath is proposed

**6. Any other matters**

**Planning Authority's comments:**

- No detail of entrance designs relating to other entrances in development
- No right turning into development
- Consideration of bad bend on regional road on west side of site

**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](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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Rachel Kenny  
Director of Planning  
March, 2018