



An  
Bord  
Pleanála

## Record of Meeting ABP-300906-18

<b>Case Reference / Description</b>	181 no. houses, a crèche, car and bicycle parking, 2 no. substations, landscaping and public open spaces and all associated site works. Woodtown, Ballycullen, Dublin 16.		
<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> March, 2018	<b>Start Time</b>	11:30
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	13:00
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Lianna Slowey

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Lianna Slowey, Executive Officer

### Representing Prospective Applicant:

Trevor Sadler, McGill Planning
Christy Dowling, Ballycullen Limited Partnership
Stephen Manning, MCORM Architects
Leanne Courtney, MCORM Architects
Ronan Mac Diarmada, Ronan Mac Diarmada & Associates, Landscape Architects
Eamonn Mahon, Pat O’Gorman & Associates Consulting Engineers

### Representing Planning Authority

Jim Johnston, Senior Executive Planner
Róisín Ní Dhubhda, Executive Planner

## **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 9<sup>th</sup> 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 opinion.
- 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 13<sup>th</sup> February, 2018 formally requesting pre-application consultations with ABP. 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. Phasing of development having regard to Ballycullen-Oldcourt LAP
2. Permeability and Connectivity including roads objective
3. Urban Design Response, Layout, Density and Housing typology
4. Visual/Landscape Impact
5. Environmental Impact Assessment
6. Any other matters.

## **1. Phasing of development having regard to Ballycullen-Oldcourt LAP**

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

- Phasing of development and the status of community facilities/neighbourhood centre referred to in LAP.

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

- The lands for the proposed development are zoned residential.
- The prospective applicant is not in control of the neighbourhood centre lands.
- It is proposed to control the release of completed residential units.
- 2 no. primary school sites are under consideration by Department of Education and NAMA.
- Large portion of the development site lands are reserved for use as a public park in lieu of the Knocklyon Park extension.
- There is provision of a crèche within the proposed development and the ability to deliver a community room within this scheme.
- A retail unit would not be viable at this location.

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

- School site - currently no agreement in place between PA, Department of Education and landowner.
- There is a degree of flexibility in the LAP.

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

- Provide clarity on status of neighbourhood centre and school site lands.
- Clear rationale/justification to be outlined re. phasing of proposed development having regard to the LAP.

## **2. Permeability and Connectivity including roads objective**

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

- Connectivity and whether the indicated pedestrian/cycle connections along the Stocking Wood estate are to be delivered as part of this application and the viability of providing an additional vehicular access via Stocking Wood.
- Pedestrian/cycle connectivity to adjoining areas having regard to proposed school site and access to local park.
- Roads objective contained in LAP – no connection to adjoining lands to the east of the site.

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

- 3 vehicular access points were proposed in a previous application. The current proposal for one vehicular access reflects subsequent changes to the LAP.
- While there are topographical challenges to providing an additional vehicular access to the north of the site it is possible from an engineering perspective.
- Opposition to additional vehicular access is anticipated from the existing residents to the north.

- 3 pedestrian access points are proposed which link to bus routes and park/open space.
- Roads objective is redundant as there is an extant permission on the lands to the east with no road to connect to.

**Planning Authority's comments:**

- LAP seeks to provide a road connection to lands to the east of the proposed site.
- A connection to these lands should be pursued.
- Resistance may be expected from residents to the north of the site re. delivery of additional vehicular access.
- Vehicular access to the site is an issue. There is no alternative access proposed for the eastern portion of the site, regard should be had to winter weather and the likelihood of ice/snow given the location and gradient of the proposed site.
- An additional vehicular access would broadly comply with the roads objective.
- Point of detail was raised re. no man's land area at boundary of south west corner of the site.

**ABP comments re. application stage:**

- Rationale should be provided if the layout does not achieve the road objective contained in the LAP.
- Feasibility of providing a pedestrian access along the south-west boundary of the site to the school site and proposed crèche should be examined.
- Section drawings showing levels are to be provided.
- Consider the phasing arrangement and delivery of the local park, i.e. that it is not the last part of the scheme to be delivered.

**3. Urban Design Response, Layout, Density and Housing typology**

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

- Urban design response having regard to 12 criteria in Urban Design Manual and the site context in particular the change in levels across the site and adjoining lands.
- Location of open space/proposed local park at eastern end of site – access and connectivity, how this open space will serve the wider community.
- Justification for the proposed density.

**Prospective Applicant's response:**

- A linear park is proposed along the southern end of the site to link the open space to the proposed park and will provide a break between residential and agricultural lands/foothills of Dublin Mountains.
- The location of the proposed local park serves a wider area and links to existing open space.
- The levels/gradient of the proposed park lands are constrained in terms of the delivery of housing.
- Open space areas are proposed within the home zones through to the linear park following site levels.

- The open space, linear park and local park can be delivered within phase 1 of the proposed development, prior to the commencement of phase 2.
- The proposed development was designed in accordance with LAP densities.
- Density provision within LAP was reduced since previous permission on site.
- Conscious of recent ABP decisions re. density.

**Planning Authority's comments:**

- Short walking/jogging routes (15-20 minutes) should be considered, given the west to east phasing of the proposed development it could be many years before the local park is delivered/completed.
- The LAP density is intended to provide a transition from residential use to the foothills of the Dublin Mountains.

**ABP comments re. application stage:**

- Provide a more detailed site analysis identifying the existing site characteristics and provide context of how the urban design approach responds.
- Reconsider or justify the location of the proposed local park and provide details how the linear park is proposed to link to the park i.e. open space and green infrastructure strategy
- Provide clear rationale for proposed density, consider unit mix/house type amendments to increase density.

**4. Visual/Landscape Impact**

**ABP comments re. application stage:**

- Address the visual impact on existing residential amenity. Visual impact studies are to be submitted including sections and photomontages from certain locations, i.e. views through to mountains from existing cul de sacs. Consider existing protected views in area.

**Prospective Applicant's response:**

- Agree and will submit the required documentation with any application on the proposed development.

**Planning Authority's comments:**

- Concur with ABP's comments.

**5. Environmental Impact Assessment**

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

- Whether the 10-hectare threshold for EIAR may apply in this instance.

**Prospective Applicant's response:**

- It is considered that as the proposed site is a greenfield site at the edge of residential zoned lands and is not within a built up area that the 20-hectare threshold for EIAR would apply in this instance.

- EIA/R was not sought in respect of previous applications.

**Planning Authority's comments:**

- An EIS/EIAR was not sought by the PA for previous applications on the site.

**6. Any Other Matters**

**ABP invited parties to raise any outstanding matters.**

**Planning Authority's comments:**

- Emphasise quality of available open space and accessibility of linear park for prams, etc. in terms of gradient.

**Prospective Applicant's comments:**

- Mix of steps and slopes are proposed for access to open space, similar treatment will be given to back gardens, retaining walls will be avoided, if possible.
- Ground level at the north west of the site falls dramatically locally, larger set back distances are proposed at sensitive points.
- Open space proposed adjacent to crèche will be terraced.
- A second playground facility can be provided at the proposed local park.
- Concern re. breaching LAP in terms of seeking an additional vehicular access, will address these issues with Roads Department.
- Will illustrate variety of vehicular, pedestrian and cyclist access routes at application stage.
- Will outline short walking/jogging routes referred to earlier by PA.

**ABP comments re. application stage:**

- Drainage, potential impacts elsewhere – see PA opinion report, issues to be addressed at application stage.
- SuDS/open space/natural landscape – how they integrate should be addressed further in site analysis/rationale for site.
- Seek clarity with Irish Water re. timeframe for completion of network upgrade/reinforcement works.
- Provide colour coded drawings illustrating pedestrian/cyclist access routes and how they relate to the surrounding area, i.e. links to public transport, etc.
- Suggest improved connections are provided to existing residential developments.
- Provide boundary treatment details at main entrance/crèche/open space area.
- Address significant changes in levels between the north west of site and existing developments and whether significant retaining walls may be required.
- Strongly advise as much agreement as possible be in place in relation to technical matters (e.g. roads/drainage, etc.) between the prospective applicant and Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.

## 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  
April, 2018