



An
Bord
Pleanála

Record of Meeting ABP-300948-18

Case Reference / Description	123 no. residential dwellings, childcare facility and all associated works. Phase 3, Oldtown Mill, Celbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	29 th March, 2018	Start Time	10.45 am
Location	An Bord Pleanála Offices	End Time	12.45 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Declan Brassil, Planning Consultant
Gwen Tierney, Landscape Architect
Kevin Sturgeon, DBFL Engineers
Lisa Queen, DDA Architects
Steven Dunne, Aterna Developments

Representing Planning Authority

Jane O'Reilly, Planning
Liam Currie, Planning
Simon Wallace, Parks
Joseph Keane, Roads
David Hall, 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 13th 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 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 15th February, 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. Water Services Constraints**
- 2. Landscape Design**
 - a. Tree Survey and retention**
 - b. Linkages**
 - c. Suds details design**
- 3. Car Parking**
 - a. Design, distribution and allocation**
 - b. Crèche, parking and pull in design**
- 4. Layout**
 - a. Detailed design – bin stores, boundary treatments**
 - b. Apartment block – siting and open space**
- 5. Any other matters**

1. Water Services Constraints

ABP sought further elaboration/discussion on:

- Infrastructural blockages in Lower Liffey Valley catchment area, foul water capacity
- Pumping station, rising main and vortex in Leixlip all related to Lower Liffey Catchment
- When and who is delivering the infrastructure having regard to what is required, need to clarify if consents required for infrastructure

Prospective Applicant's response:

- Irish Water trying to remove constraints, carrying out studies, short term fixes proposed, vortex discussed but not seen final solution from Irish Water
- Aware of 2021 completion date
- Treatment plant on eastern side of Leixlip has capacity, network needs upgrading

Planning Authority's comments:

- Connection can be facilitated as per Irish Water pre-connection enquiry, development to discharge into rising main in Leixlip
- Capital Investment Programme advised in application in pre-connection enquiry works to be completed in Q4 of 2021 subject to statutory process
- Precedent for phasing, Irish Water would co-ordinate upgrades in line with phasing

ABP Comments:

- Board may not grant permission for development that requires infrastructure under separate consent process
- Prospective applicant strongly advised to engage further with Irish Water

2. Landscape Design

ABP sought further elaboration/discussion on:

- Design proposed
- Abrupt end to linkage to The Glen, how will open space connect, logical to have connection between the two sites
- SuDS in The Glen and integration into the proposed development
- Multi usage of open space

Prospective Applicant's response:

- Tree survey carried out, tree clusters to be retained in open space areas
- Hedgerow required cutting back to retain
- Proposed pedestrian/cycle linkage
- Gap between red and blue lines is area taken in charge by PA
- Integrate SuDS in landscape areas, storm tech system proposed, shallow depression built into landscape
- Minimal filtration, swales proposed around open space areas

Planning Authority's comments:

- The Glen open space area taken in charge, PA in favour of connectivity
- Swales to be included in application landscape plans, show open space that include SuDS
- Celbridge LAP requires SuDS
- All proposals need to be justified in application, address issues raised in PA Opinion including parks, heritage and roads departments

3. Car Parking

ABP sought further elaboration/discussion on:

- Car parking in the context of new apartment guidelines
- How parking can be better designed in proposed development
- Vehicle priority at entrance to be clarified

Prospective Applicant's response:

- Followed PA guidelines for parking, had regard to location in relation to train station, followed DMURS guidelines
- Changes to parking can be made as per PA Opinion
- Pull in areas to be provided along Glen Road for crèche for those not living in proposed development
- Pedestrian access to be widened to allow for cycle access also

Planning Authority's comments:

- Issue regarding perpendicular parking on access road, would prefer parallel parking
- PA require 10% visitor parking, disperse visitor parking
- Carriageway widths have been reduced in line with DMURS, conflict at junction
- Looked for Road Safety Audit which may change layout parking proposals
- Consider providing raised zebra crossing adjacent to crèche and road calming along Glen Road
- Have regard to PA Opinion in relation to proposed surface treatment
- PA areas to be included in redline and letters of consent regarding where works will be carried out in PA land

4. Layout

ABP sought further elaboration/discussion on:

- Location of bin storage and integration into proposed development
- Cycle parking/bin storage in relation to passive supervision on area
- Design clarification as to interface between back of duplex units and open space
- Justification required for housing mix
- Inclusion of cross sections to illustrate relationship between proposed buildings

Prospective Applicant's response:

- Possible relocation of bin/cycle storage at entrance to proposed development

Planning Authority's comments:

- Uniformity of development at ground level
- Statement of housing mix to accompany application as required in Development Plan
- Have prior agreement with Housing Section regarding number of houses, design for Part V

5. Any other matters

ABP comments:

- Proposed bin storage in terraces

Prospective Applicant's comments:

- Bin storage in terraces will be addressed in application

Planning Authority's comments:

- Have regard to location of utility meter boxes
- Apartment design to have regard to fire safety standards
- Justification in application regarding policy on green infrastructure
- Address swales and attenuation as per parks report
- Have regard to slow zones in development

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