



An
Bord
Pleanála

Record of Meeting ABP-300968-18

Case Reference / Description	251 no. residential units (176 no. houses, 75 no. apartments/duplex units), a crèche and all associated site works. Shackleton Road, Oldtown, 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	14:30
Location	Office of An Bord Pleanála	End Time	16:30
Chairperson	Tom Rabbette	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

John O'Donogue, Director, O'Flynn Construction Co. Unlimited Company
Michael Kelleher, Director O'Flynn Construction Co. Unlimited Company
Brian Curtin, Architect, Hogan Architecture Urban Design
Andrew Lane, Architect, Hogan Architecture Urban Design
Alan Lambe, Project Engineer, Donnachadh O'Brien Associates
Eddie O'Gara, Landscape Architect, AECOM
David Conlon, Traffic Consultant, Systra
Màiri Henderson, Planning Consultant, McCutcheon Halley

Representing Planning Authority

Jane O'Reilly, Planning
Stephen Willoughby, Planning

George Willoughby, Roads
David Hall, Water Services

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 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 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 15th 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

ABP proposed to discuss 'Issues regarding Water Services' at the outset of the meeting, this was an amendment to the agenda circulated to the prospective applicant and PA. The amended agenda is as follows:

1. Issues regarding Water Services
2. Design Manual for Urban Roads and Streets.
 - a. Accessibility from Shackleton and Oldtown Road.
 - b. Establish the status/role of Shackleton Road (R403).
 - c. Define active and animated street frontages in the context of existing roads.
 - d. Explore relationship between building height, set back and function of Shackleton Road.

3. Celbridge LAP – Key Development Area 3 – Oldtown.
 - a. Layout and Design Concept.
 - b. Connectivity and Movement.
 - c. Built form – school site.
 - d. Landmark buildings and apartment/duplex location.
4. Flood Risk Assessment and Surface Water Management.
5. Landscape Design.
 - a. Existing site features.
 - b. SuDS detailed design.
 - c. Useable public open space and powerlines.
6. Detailed design – elevations, bin stores and boundary treatments.
7. Any other matters.

1. Issues regarding Water Services

ABP sought further elaboration/discussion on:

- Proposed Irish Water network upgrade works and potential water services constraints.

Planning Authority's comments:

- Significant constraints within the Lower Liffey Valley catchment area which serves a considerable area of north Co. Kildare.
- Any proposed developments in this area cannot be treated in isolation.
- Irish Water may take a phased approach, i.e. tier of upgrades may allow phased occupation of proposed developments in this area.
- Irish Water's statement of feasibility in relation to the proposed development site is subject to a number of conditions.
- Concern re. area downstream of proposed development site towards Castletown Pumping Station.
- A temporary proposal re. the storage of effluent on site which is to be released into the waste water network at off-peak times is not the PA's preference as there are associated odour/health and safety concerns, however, it is up to Irish Water and the prospective applicant to agree these proposals.

Prospective Applicant's response:

- A temporary/interim solution is proposed to deal with water services issues on site, until completion of the Irish Water upgrade works, which comprises a phased approach with the first 100 to 130 units discharging towards Shakleton Road junction by gravity feed. Pumping at off-peak times during storm events will be by gravity feed towards Oldtown Road.

- Preliminary meetings have taken place with Irish Water and further meetings are anticipated.
- The prospective applicant proposes a localised solution on a phased basis and has experience from other schemes where works were carried out to reduce infiltration and improve aged pipe network.
- This proposal will be maintained by the prospective applicant until it is decommissioned or taken in charge.
- The location of the temporary/interim solution is adjacent to the future school site. Have engaged with the Department of Education who indicated that there are no immediate plans for this site. It is expected that the temporary/interim solution will be decommissioned before school is developed at this location.

Planning Authority's response:

- Engineering wise the temporary/interim solution is feasible assuming infiltration is the only parameter; other issues may need to be addressed.
- Maintenance agreements may be sought.
- Ensure there is no conflict with the school site.

ABP comments re. application stage:

- Clearly outline what services are required, who will deliver those services, when the infrastructure will be delivered and if there is a separate consent process involved.

2. Design Manual for Urban Roads and Streets.

- a. **Accessibility from Shackleton and Oldtown Road.**
- b. **Establish the status/role of Shackleton Road (R403).**
- c. **Define active and animated street frontages in the context of existing roads.**
- d. **Explore relationship between building height, set back and function of Shackleton Road.**

ABP sought further elaboration/discussion on:

- How the proposed development plugs into the wider/existing context.
- Pedestrian/vehicular access.
- Active frontage onto Shakleton Road/parallel roads in existence along Shakleton Road.

Prospective Applicant's response:

- The design of the site is derived from the LAP – Key Development Area 3 – Oldtown.
- Set back areas along Shakleton Road and Oldtown Road to facilitate provision of pedestrian/cyclist paths.
- Parallel roads are proposed to match existing development on the other side of Shakleton Road and to provide a green edge onto the road.
- Bus route plugged into proposed footpath.

- The proposed development will create a more urban streetscape with 2 storey units facing onto the street with low fences and street trees envisioned as boundary treatments.
- Shared surfaces are proposed along Oldtown Road with green edge towards school.
- The junction at Oldtown Road and Shakleton Road has been assessed with the proposed development in place and it has been determined that with minor adjustments this junction could accommodate capacity up to 2024.
- Signalised crossing is proposed at bus stop and at access to open space.
- Lands to the west of the site and beyond the school will ultimately be developed moving into a new urban edge of Celbridge.
- Proposed link street comprising a 6m carriageway could have access off it to future developments.
- Secondary roads within the proposed development will comprise of 5m carriageways.
- No views through the site in order to modulate traffic.
- School will be accessed from Oldtown Road, not through the proposed development.
- The proposed crèche is collocated with the school.
- Width of houses (16m to 19m) provides for on curtilage car parking and creates stronger street unit as 2 cars can be accommodated along with footpath and landscaping.

Planning Authority's comments:

- Shakleton Road acts as a primary inner relief road which connects Clane Road to Maynooth Road and carries an average of 5,000 vehicles per day.
- Associated traffic noise would be an issue for any buildings fronting the road.
- Great potential to define Shakleton Road with boundary treatments.
- Road improvement objective for Oldtown Road in LAP – the proposed layout provided for that.
- The junction at Oldtown Road and Shakleton Road is at capacity and will require upgrade works.
- Traffic Impact Assessment to be submitted at application stage.
- Ensure permeable links are well designed, open, supervised, well lit and provide links to school and Oldtown Road.
- Road Safety Audit should inform junction improvement works.
- Look at desire lines for vulnerable road users, i.e. children crossing for school, a signalised crossing point may be required.
- Look at hierarchy of roads off Shakleton Road, what function will they have, consider connections to school and future developments.
- Normally insist on 5.5m carriageways to facilitate bin trucks, service vehicles, etc.
- Concern re. stretches of straight roadways more than 70m in length.
- Opportunity for dual access to the school via the proposed development.

ABP comments re. application stage:

- Provide cross section drawings of Shakleton Road, consider more junctions/crossing points which may help to slow traffic.
- Good pedestrian and cyclist facilities to be provided.
- Red line boundary should include any works on Kildare County Council lands.

3. Celbridge LAP – Key Development Area 3- Oldtown.

- a. Layout and Design Concept.**
- b. Connectivity and Movement.**
- c. Built form – school site.**
- d. Landmark buildings and apartment/duplex location.**

ABP sought further elaboration/discussion on:

- Landmark buildings and location of apartments/duplexes.

Prospective Applicant's response:

- Looked at how semi-detached plots could be rationalised to save space for higher density.
- No windows are proposed to the rear where set back is less than 22m.
- The density will step up from Shakleton Road towards the school, which will be a tall building. Apartments are proposed in line with this tall unit with the density falling towards agricultural lands.
- A strong edge in terms of landscaping is proposed at the façade of the apartments and school.
- It is proposed to minimise materials/finishes and mix how these materials are used on buildings and landscaping features.
- The finishes of boundary walls will echo the finishes of adjacent buildings, i.e. limestone finish on Celbridge Manor Hotel.
- Open spaces are proposed as focal points or landmarks within the scheme.
- The proposed crèche is collocated with the school and is in a central location in terms of future developable lands.

Planning Authority's comments:

- Design brief in LAP for character/sense of place, parameters for building lines and connections, etc.
- Would prefer a more signature landmark building at the school corner and a more central location for the proposed crèche.
- Concern re. location of proposed playground near existing power lines.
- The focus for the future growth of Celbridge is towards the eastern side of the proposed development site. The lands to the west of the site may not be developable within the next development plan.
- There is scope along the main entrance and access route for landmark buildings and scope to increase density.

4. Flood Risk Assessment and Surface Water Management

ABP sought further elaboration/discussion on:

- Surface water management may require further assessment.
- Where the existing water courses on site go, i.e. the stream at Oldtown Road.

Prospective Applicant's response:

- Have met with the PA's Water Service Department on site and will take the views of the PA's Opinion report on board.
- Preliminary site investigations have been carried out, poor infiltration has been identified.
- The site is divided into 2 discharge areas; Hydro-Brake flow controls are proposed at 2 locations for discharge towards the school corner or St. Raphael's Manor.
- The PA have indicated a preference for more of the site to discharge towards St. Raphael's Manor as there is more capacity at this location.
- 2 catchment areas are proposed with overflow to sunken gardens.
- The existing watercourses on site are agricultural drainage ditches.
- The culvert ditch at Oldtown Road is piped towards the river and may require upgrading, these works may be within the public realm.
- There does not appear to be any hydro connection between the site and the Toni river.
- Propose to pipe the existing stream on site and the other ditch is to become the downstream route for overflow.
- Intend to submit a Site Specific Flood Risk Assessment at application stage.
- Adjacent open space which is within the prospective applicant's ownership can be used as a flood relief area.
- A report was prepared by OSCS Engineering following flooding of the Toni river in 2011. Most of the suggested measures in this report have been put in place.

Planning Authority's comments:

- Proposals are generally in compliance but prospective applicant should have regard to ease of maintenance/health and safety issues.
- No infiltration to ground so will have to run to watercourses.
- Address capacity of receiving watercourses/sewers in Engineering Services report.
- Have regard to longer retention times/water depths and associated health and safety risks especially to young children.
- Address interaction between Toni and Crippaun rivers.
- Site Specific Flood Risk Assessment should be submitted with the application.
- There is an anomaly between the CFRAMS flood model and Celbridge flooding maps.

5. Landscape Design

- a. Existing site features.**
- b. SuDS detailed design.**
- c. Useable public open space and powerlines.**

ABP sought further elaboration/discussion on:

- The agenda items listed as above.
- Details of 2 minor powerlines that are being undergrounded.

Prospective Applicant's response:

- Approx. 930 linear meters of existing hedgerows on site, some decay has been identified at the base of these hedgerows.
- Hedgerows are proposed along Shakleton Road and Oldtown Road as well as throughout the interior and at the back of the site.
- Street trees are proposed for character through home zones.
- Looking at increasing tree planting/species at retained hedgerows.
- The design seeks to create a usable landscape including 2 squares, a sunken landscape for children/social interaction, small plaza areas and an orchard.
- A 1km 'Slí na Sláinte' walkway is proposed through the public open spaces and will connect to the wider Celbridge area including bus routes, etc.
- Active recreation area at the playground will transition to an area of passive open space combining attenuation measures for 1 in 100-year event under the existing powerlines.
- Arboricultural Assessment is under preparation and will accompany the application.
- Play spaces can be provided within squares and other open space areas.
- SuDs provision is not SuD pond in the typical sense, it will be a usable space for the majority of time.
- Have consulted with ESB Networks re. the undergrounding of 2 minor powerlines.

Planning Authority's comments:

- Open space is critical for this scheme.
- Concern re. removal of existing trees and hedgerows, landscape reports and design details to be submitted with application.
- Look at integrating existing hedgerows into proposed walkways, etc.
- Location of playground in close proximity to powerlines is not considered to be appropriate.

ABP comments re. application stage:

- Provide cross section drawings through open space areas.
- Submit clearance distances from existing powerlines and pylons.

6. Detailed design – elevations, bin stores and boundary treatments

ABP sought further elaboration/discussion on:

- The agenda item listed as above.

Prospective Applicant's response:

- Propose to use railing and low wall in front of the scheme with utility boxes integrated into walls.
- Bin storage areas have been incorporated into the layout and will comprise of a block enclosure integrated into the boundary treatment.
- No bicycles or bins are to be stored along the street.
- Duplex units will have access to rear gardens for storage of bicycles and bins.
- Central units will have access to a yard through public realm area.
- Limited number of people will have access to each store area, more ownership of the storage space.
- 2 apartments are proposed over the crèche; this will comprise a 3 storey unit with an outside yard to the rear which only the 2 apartment units will have access to.
- There will be no overlooking of the crèche play area.

Planning Authority's comments:

- Concern re. apartment units over the crèche.

ABP comments re. application stage:

- Include elevations and details of boundary treatments/bin stores.

7. Any Other Matters

ABP invited parties to raise any outstanding matters.

Planning Authority's comments:

- Part V – final proposal to be satisfied with the Housing Department.
- Ensure site notices are erected at any proposed new entrance points and in close proximity to existing residences.

Prospective Applicant's comments:

- Part V units will be pepper-potted throughout the scheme and units will be delivered in phases 1, 2 and 3.

ABP comments re. application stage:

- Strongly advise as much agreement as possible be in place in relation to technical matters (e.g. drainage, roads, etc.) between the prospective applicant and Planning Authority/Irish Water 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 **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