



An
Bord
Pleanála

Record of Meeting ABP-301180-18

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| Case Reference / Description | 315 no. units, childcare facility, upgrading junction works at Athgarvan Road/The Hall Road, part completion of planned distributor road and associated works. Athgarvan Road, Kilbelin, Newbridge, Co. Kildare. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| 1st/2nd/3rd Meeting | 1 st Meeting | | |
| Date: | 23rd April, 2018 | Start Time | 14:30 |
| Location | Office of An Bord Pleanála | End Time | 17:30 |
| Chairperson | Tom Rabbette | Executive Officer | Lianna Slowey |

Representing An Bord Pleanála:

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| Tom Rabbette, Assistant Director of Planning |
| Sarah Moran, Senior Planning Inspector |
| Lianna Slowey, Executive Officer |

Representing Prospective Applicant:

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| Steve Cassidy, Ardstone Homes Limited |
| Eoghan Power, Ardstone Homes Limited |
| John Fleming, JFA Architects (Architect) |
| Brendan Dineen, JFA Architects (Architect) |
| Marc Campbell, Mitchell Associates (Landscape Architect) |
| Dan Reilly, DBFL (Consulting Engineer) |
| Brendan Keogh, DBFL (Consulting Engineer) |
| Bryan Deegan, Altemar (Ecologist) |
| Juliet Ryan, Tom Phillips & Associates (Planning Consultant) |

Representing Planning Authority

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| Patricia Conlon, Senior Executive Planner |
| Danielle Cantwell, Case Planner |
| Diarmuid Donohoe, Roads |
| David Hall, Water Services |
| Simon Wallace, Parks |
| Mary McCarthy, Housing |

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 11th April, 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 16th March, 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.

ABP proposed to change the order in which the items on the circulated agenda would be discussed, the amended agenda is as follows:

Agenda

1. Roads layout, LAP SRO 5(a), connection to R416 Athgarvan Road, DMURS, traffic impacts.
2. Surface water drainage and flood risk assessment.
3. Foul drainage, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme, related phasing of development.
4. Housing mix, Density and Part V provision. (Density added to previously circulated agenda).
5. Design of residential accommodation.
 - Residential layout including open space provision, public realm, development along the River Liffey.
 - Impacts on existing trees.
 - Connection to the existing pedestrian walkway to the north of the development site.
 - Visual Impacts in the River Liffey Landscape Character Area.
 - Historic landscape evaluation.
6. Appropriate Assessment.
7. Any other matters.

1. Roads layout, LAP SRO 5(a), connection to R416 Athgarvan Road, DMURS, traffic impacts.

ABP sought further elaboration/discussion on:

- LAP roads objective SRO 5(a) – stage of development/proposals, if any.
- Possible treatment of the development site in the event that the remainder of SRO 5(a) is not developed, also treatment in the intervening period.
- Possible inclusion of bridge and remainder of SRO 5(a) in the EIAR of the proposed development.
- Impacts of the road development on the subject scheme, i.e. layout, landscaping, noise, visual.
- Connection of SRO 5(a) to the R416 Athgarvan road, signalised junction and pedestrian facilities.
- DMURS and roads layout within the scheme, cul-de-sacs and speed ramps.
- Pedestrian connection to the north of the site.

Planning Authority's comments:

- This location is significant in terms of the delivery of the roads objective SRO 5(a). The extent of road to be delivered within the proposed development site was agreed in pre-planning meetings.
- Lands on the other side of river in 3rd party ownership are also zoned for development.
- Newbridge South Orbital Route is progressing, works to commence imminently on the Naas side. Cycle track to be provided along the entire orbital route.

- DMURS – the roads layout is generally acceptable but roads should not be less than 5.5m wide.
- Traffic & Transportation Assessment and Road Safety Audit should be submitted with application.
- Pinch point along proposed connection to Liffeside Walk linear park, address at application stage.

Prospective Applicant's response:

- Indicative design for the extent of the proposed road objective through the development site follows the indicative line of the road/bridge in LAP.
- Have consent from the PA re. works to be carried out on lands in their ownership.
- The balance of the road alignment from the proposed bridge crossing point towards Great Connell roundabout was addressed during pre-planning discussions with the PA.
- Have looked at alignment, levels, flood plain and section of road approaching bridge on both sides of the river.
- Longitudinal sections have been prepared demonstrating the bridge connection.
- Embankment areas will be free of development and landscaped/planted with native trees.
- The proposed bridge is not required for the proposed development.
- The proposed bridge does not have consent.
- A sufficient area of land can be reserved to allow for flexibility re. bridge/road alignment in any future separate application process for bridge/road.
- If the bridge does not proceed the embankment areas could be regraded and a housing crescent created.
- Road layout will go up to the red line boundary and can indicate possible future connections.
- The pedestrian link to linear park is in 'open space' zoned lands and is in addition to the provision of open space within the proposed development.
- An alternative plan to address the pinch point along the pedestrian link to linear park is available as it is possible to skirt around 3rd party lands into open parkland.

Planning Authority's response:

- Suggest an area of land is reserved if the road alignment/layout up to the proposed bridge connection cannot be finalised.
- There are no immediate proposals to develop zoned lands on the opposite side of the river.
- Preference for the pedestrian link to linear park to continue along the riverside.

ABP comments re. application stage:

- Clearly outline what infrastructure is required, who will deliver the infrastructure, when the infrastructure will be delivered and if there is a separate consent process involved, including EIAR.
- Provide adequate information based on topographical surveys regarding levels, embankments, connections to pedestrian/cyclist routes and noise impacts, etc.

- The application documentation should satisfy the Board that the proposed development can stand alone without the bridge link.
- Resolve the issue of the pinch point along pedestrian link to linear park or provide details of alternative solution at application stage.

2. Surface water drainage and flood risk assessment.

ABP sought further elaboration/discussion on:

- SSFRA, Flood Zones A and B present at the development site. Possible need for a Justification Test. CFRAMS future climate change scenario to be considered.
- Retaining wall and other works at the river.
- Impacts of flood mitigation measures on the River Liffey, outfall location to be agreed.
- Drainage design to provide for any additional drainage requirements associated with the future development of SRO 5(a).
- Diversion of existing surface drain at the development site, to be agreed with KCC.

Planning Authority's comments:

- Drainage proposals broadly in compliance with GSDSDS.
- Recommend infiltration to ground, where possible.
- Suggest the application is referred to the OPW, Inland Fisheries Ireland and the PA's Heritage Officer.
- Details of surface water sewer to be agreed with PA re. pipe size, gradient, location of outfall, required wayleave width etc.
- Drainage design to provide for any additional requirements of SRO 5(a), also bridge and related embankments.
- All property boundaries to be outside of the wayleave.
- Consult with Roads Department re. proposed underground storage.
- Final flood risk assessment should demonstrate no increased flood risk to any 3rd party lands.
- Ensure no deep storage points at open space areas which could pose health and safety risks especially to young children.
- Water Services open to further consultation with prospective applicant.

Prospective Applicant's response:

- Width of wayleave has been taken into account.
- All proposed development works will take place outside of the 1 in 1,000-year flood event zone.
- Have taken into consideration current CFRAMS flood maps and future climate change scenarios.
- Will address flooding impacts on 3rd party lands, overland flows will be directed towards open spaces.
- Underground attenuation tanks are proposed with a wier or smart manhole at the head.

- Had regard to the OPW guidance re. 10m distance for paths from river, the proposed path is up to 20m from river.

3. Foul drainage, in particular connection to the Upper Liffey Valley Regional Sewerage Scheme, related phasing of development.

ABP sought further elaboration/discussion on:

- Local foul network constraints.

Planning Authority's comments:

- Significant wastewater constraints downstream, upgrade required.
- Irish Water pre-connection enquiry confirms connection can be facilitated following completion of upgrade works, estimated by 2020/21, subject to change.
- Phasing of development could be aligned with available capacity until upgrade works are completed.

Prospective Applicant's response:

- The proposed development will feed into 'Eastern Interceptor' scheme, an upgrade to pumping station at The Gables, which is separate to Irish Water's main 2A contract.
- Timing of the proposed development is subject only to the delivery of this 'Eastern Interceptor' infrastructure.
- Acknowledge only way the proposed scheme can be delivered is via phasing.
- Agreement to be reached with Irish Water re. units to be delivered and network capacity.

ABP comments re. application stage:

- Clearly outline what water infrastructure is required, who will deliver this infrastructure, when the infrastructure will be delivered and if there is a separate consent/CPO process involved.
- Applicant to discuss phasing with IW prior to lodging any application.

4. Housing mix, Density and Part V provision.

ABP sought further elaboration/discussion on:

- Housing mix with regard to national policy as per the Apartment Guidelines. Concern about low densities outside the GDA.

Planning Authority's comments:

- Would like to see better housing mix to facilitate a new community including downsizing and disabled access.
- Provide statement of housing mix/demographic at application stage.

- Happy with proposed Part V housing mix; 1 bed maisonettes are provided in the appropriate design.
- Part V units should look the same as the other housing units and should be pepper potted throughout the proposed development. These units may go to an approved housing body which may prefer units to be together.

Prospective Applicant's response:

- There is a need for 2 bed units in the Newbridge area.
- 58 no. 2 bed terrace units are proposed instead of apartments as a more suitable solution for Newbridge.
- Proposed density of 35 units per hectare is high in terms of the adjacent existing developments.

5. Design of residential accommodation.

- **Residential layout including open space provision, public realm, development along the River Liffey.**
- **Impacts on existing trees.**
- **Connection to the existing pedestrian walkway to the north of the development site.**
- **Visual Impacts in the River Liffey Landscape Character Area.**
- **Historic landscape evaluation.**

ABP sought further elaboration/discussion on:

- Part V proposal
- Tree impact assessment.
- Visual impacts, etc. to be considered as part of EIAR.
- Materiality of house designs.

Planning Authority's comments:

- Concern regarding the inclusion of roads/visitor parking for residential use in lands zoned open space.
- Safety concerns re. proximity of carpark to playground/crèche.
- Visual impact will be greatest from the river, suggest photomontage from across the river from the proposed development site.
- Existing house on site is of vernacular importance and welcome that it is being kept/reused within the proposed development. Applicant to consider visual impacts on Kilbelin House.
- Concern re. layout of unit no's 88-97 which back onto new distributor road.
- Consider the proposed materials, take a cue from the existing house on site.
- Concern re. end of terrace houses breaking the building line, residential and visual amenity issues.

Prospective Applicant's response:

- Ornamental trees, not native species, around existing house on site are not deemed suitable for walkway/linear park.

- Trees along Athgarvan Road outside of site boundary but will be identified in Arboricultural Report.
- No intention to remove vegetation at river side, propose to enhance the planting with native species.
- All planting details, tree route protection zones, etc., will be submitted with the application.
- Fencing and protective hedging are proposed around playground/crèche.
- Landscape and Visual Impact Assessment undergoing at present, initial feedback suggests the proposed development will have a minimal visual impact.
- Have liaised with PA re. viewpoints.
- Layout of unit no's 88-97 – a by-product of the 80m reserve area for the proposed bridge. Will look at this area further.
- Possibility for character areas within the scheme, willing to look at materials.

ABP comments re. application stage:

- Submit a Statement of Consistency re. zoning objectives on proposed development site.
- Have regard to potential impacts on existing trees along Athgarvan Road during construction.
- Submit detailed layout plan of area around the proposed crèche. Sections of this area should also be provided.

6. Appropriate Assessment

ABP sought further elaboration/discussion on:

- Potential impact on Pollardstown Fen SAC.

Planning Authority's comments:

- AA Screening to be carried out.

Prospective Applicant's response:

- Will carry out AA screening at application stage.
- No SPAs in close proximity to development site.

7. Any Other Matters

ABP invited parties to raise any outstanding matters.

Planning Authority's comments:

- Proposed phasing of development – suggest that the sequence of phasing is altered. Consider that phase 3 should be delivered as phase 2 and vice versa.

Prospective Applicant's comments:

- No issue with PA's phasing proposal.

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
May, 2018