



An
Bord
Pleanála

Record of Meeting ABP-302746-18

Case Reference / Description	10-year permission for 332 no. dwellings, crèche and associated site works. Lands adjoining Brayton Park, Kilcock, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	20 th November, 2018	Start Time	2.30 p.m.
Location	Offices of An Bord Pleanála	End Time	4.30 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Liam Mounsey – Client (Rycroft Homes)
Paul Urwin – C+W O'Brien Architects
Aine Crimin – C+W O'Brien Architects
Arthur O'Brien – C+W O'Brien Architects
Shaun O'Reilly – Pinnacle Engineering
Ronan Kearns – Pinnacle Engineering
Laura Brock – BMC Planning Consultants
Camille Bleytou – BMC Planning Consultants
Ronan McDiarmada – McDiarmada & Associates Landscape

Representing Planning Authority

Jane O'Reilly, A/Senior Executive Planner
George Willoughby, Roads Department

Jonathan Deane, MD Engineer
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 6th November 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 10th October, 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. Development Strategy for site to include layout, density, unit mix and typology and consideration of design principles for the Neighbourhood Expansion Area in section 7.4.4.1 of the Kilcock Local Area Plan.**
- 2. Public Realm and Urban Design Response**
- 3. Movement and Transportation to include consideration of local objectives and comments from Transportation Department.**
- 4. Surface Water Management and Flood Risk**
- 5. Water and Wastewater**
- 6. Part V provision**

7. Any other matters

1. Development Strategy for site to include layout, density, unit mix and typology and consideration of design principles for the Neighbourhood Expansion Area in section 7.4.4.1 of the Kilcock Local Area Plan.

ABP sought further elaboration/discussion on:

- The extent of land ownership at this location
- Density, unit types and typology having specific regard to section 7.4.4.1 of the LAP

Prospective Applicant's response:

- The proposed school site is on prospective applicant's lands
- The density is difficult to achieve due to the constraints of the site
- If density is to be increased it will have to be apartments
- House types are mixed to create character zones
- The unit types are meeting LAP objectives

Planning Authority's comments:

- Increasing density could result in a reduction in qualitative standards
- Configuration of the site is challenging
- Imperative that open space provision is kept

Further ABP comments:

- There needs to be clarity regarding the extent of land owned by the applicant within the Bawnogues expansion area.
- The LAP provides an indicative layout and proposal is considered more suburban
- Kilcock is part of the metropolitan area
- Have regard to national policy, unit mix, layout and density
- Be aware of previous decisions from ABP regarding density
- There is scope to re-consider density

2. Public Realm and Urban Design Response

ABP sought further elaboration/discussion on:

- Context and need to consider wider context
- Urban design response with regard to DMURS and national guidance that seek a 'sense of place'
- Legibility and connections through the site e.g. to train station
- Need to create strong urban edges at key locations
- Apartments and green open spaces, including hedgerows
- Interface of public realm areas with buildings and the need for passive surveillance

Prospective Applicant's response:

- A taking in charge plan for roads will be submitted
- Roads will be tarmac
- There is plenty of opportunity for own door usage in the development
- Will ensure that green open spaces are provided

- The delivery of the school has been taken off the list of priorities by the Department of Education
- Passive surveillance has been provided and it will be examined how gables for duplexes can be resolved

Planning Authority's comments:

- Open to robust and durable options for the roads design
- The area is metropolitan, therefore stronger building lines are required
- Green open spaces are crucial

Further ABP comments:

- With regards to DMURS its important that there is a street hierarchy
- The proposed development has a suburban and not a strong urban edge
- Examine the legibility of the scheme
- Developments in the wider area need to be considered
- This is not an isolated scheme
- Examine the location of the creche
- Details are to be provided for bin storage

3. Movement and Transportation to include consideration of local objectives and comments from Transportation Department.

ABP sought further elaboration/discussion on:

- Primary vehicular connections especially the line of sight to the school site
- Connectivity to town centre/train station
- Vehicular access
- Will the vehicular road i.e. MTO 25 road objective be designed and delivered prior to occupancy of units?

Prospective Applicant's response:

- The reason to provide a nonlinear route was to avoid speed as it's in a residential area
- The proposed road would have low speeds of 30km/h
- A number of developers must meet to ensure delivery of the road
- Road hierarchies will be adopted
- A link road width of 6.5m will affect density within the development
- It's possible to design the road, however permission for road cannot be sought without the consent of the owner of the adjoining lands
- Cycle path access to the train station can be examined
- Irish Rail can be contacted regarding discussions on connections to the train station

Planning Authority's comments:

- Important that there is vehicular access to bridge street
- The connection to R148 – would like to see the full road objective on a map
- Important that neighbouring developers engage with each other
- Do not want the new link road to end up as a cul-de-sac

- There is already a housing development of 400 plus units under construction on lands closer to town centre which have access to R-125 near the bridge
- The road should not become an inner relief road
- A carriageway width of 6.5m would be desired as there will be school buses
- A carriageway width of 5.5m on local roads is fine with a carriageway width of 6.5m on the link road
- Examine access to the greenway at the royal canal

Further ABP comments:

- Need to specify what vehicular connections can be delivered
- Examine pedestrian connectivity – footpaths and cycle paths especially towards the bridge and railway
- Have a cycle route plan and state how connection can be achieved
- Submit details regarding the boundary treatment
- Contact Irish Rail regarding consent and providing tangible connections

4. Surface Water Management and Flood Risk

ABP sought further elaboration/discussion on:

- How surface water will be managed
- The possibility of flood risk

Prospective Applicant's response:

- Have dealt with SUD's issues
- Can consult with the planning authority on any outstanding issues

Planning Authority's comments:

- There are 3 proposed discharge points
- These will take place at the distributor road, an area adjacent to the railway line and a ditch under the motorway
- All of the river Rye is a designated fisheries zone
- Therefore, consultation with Inland Fisheries is important
- Would like groundwater flood risk assessment

Further ABP comments:

- Have regards to the legacy issue with flooding and Rye Water and ensure there are no displaced waters elsewhere
- Discuss technical reports/details with the planning authority prior to lodgement
- There is no further information sought at application stage

5. Water and Wastewater

ABP sought further elaboration/discussion on:

- Capacity issues with the network regarding water and waste water supply.
- Possible prematurity of development pending infrastructural upgrades

Prospective Applicant's response:

- Irish Water has agreed to issue a letter stating that the Lower Liffey Valley scheme has no constraints
- The development is a phased development of between 6-7 years in totality
- The sewers system can be examined by CCTV
- Clarity from Irish Water will be obtained

Planning Authority's comments:

- With regard to waste water there are rising main problems in Kilcock, Maynooth and Leixlip
- Completion of the water ring main in Kilcock is vital and water continuity not guaranteed in its absence
- IW are progressing a hierarchy of solutions to address constraints.
- Irish water is seeking contributions
- Irish Water don't believe that constraints and timelines are impacted
- Agree regarding the sewers system being examined by CCTV

Further ABP comments:

- Should be specific about what the constraints are/were and how they are addressed or will be addressed as part of the application
- Irish water has to be clear that any upgrades can be delivered within reasonable time-frames

6. Part V provision**ABP sought further elaboration/discussion on:**

- How concerns of planning authority will be addressed regarding 10% of unit mix.

Prospective Applicant's response:

- There is opportunity to provide own door units
- Agree with the Planning Authority that it's important to get one and two beds
- Will consult further with the Planning Authority on this matter

Planning Authority's comments:

- There is a difficulty with duplexes
- It's better to have own door units
- Two-thirds of the proposed Part V is for one beds
- It's important that there are one and two beds

Further ABP comments:

- Further discussion regarding Part V is to take place with the P.A

7. Any other matters

ABP comments:

- Informed the prospective applicant regarding EIAR screening procedures
- No information submitted regarding Appropriate Assessment, need to address at application stage.
- Details of apartment sizes and calculations need to be shown having regard to national guidance in particular SPPR 3.
- A noise assessment report is required
- Phasing plan, management plan and taken in charge are to be submitted
- Consider a lighting plan and potential impact on M4, biodiversity etc.

Prospective Applicant's response:

- Further discussions to take place with the P.A regarding issues raised in the meeting

Planning Authority's comments:

- Be mindful of the tree survey and open space
- Further discussions to take place with the prospective applicant regarding issues raised in the meeting

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
December, 2018