



An
Bord
Pleanála

Record of Meeting ABP-302801-18

Case Reference / Description	203 no. residential units (30 no. houses, 173 no. apartments), creche, local shop, social/amenity facility and associated site works. Glenamuck Road South, Kiltiernan, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	6 th December, 2018	Start Time	11.00 a.m.
Location	Offices of An Bord Pleanála	End Time	12.50 p.m.
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Paddy Byrne, Applicant
Gerard Long, Applicant
Igmar Ferreira, Ferreira Architects
Richard Collins, Ferreira Architects
Paul Corrigan, Corrigan Hodnett Engineers
Jerry Barnes, MacCabe Durney Barnes Planning Consultants
Rosie McLaughlin, MacCabe Durney Barnes Planning Consultants
Daithi O'Troithigh, Doyle O'Troithigh Landscape Architects

Representing Planning Authority

Louise McGauran, Senior Planner
Michelle Costello, A/Senior Executive Planner
Geomla O’Corrain, Executive Planner
Adrian Thompson, Senior Executive Engineer
Bernard Egan, Senior Executive Engineer
Elaine Carroll, Executive Engineer
Aidan French, Landscape Architect

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 23rd 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 31st 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. **Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development; residential density**
2. **Design and layout of development; impacts on visual amenities; relationship with adjoining sites**
3. **Roads and transportation issues; roads layout; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision**
4. **Drainage and Flood Risk**
5. **Any other matters**

1. **Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development; residential density development**

ABP sought further elaboration/discussion on:

- Quantum and density of residential development
- Completion of Part VIII works at Golden Ball and progress of Glenamuck distributor road scheme.
- Phasing in Kiltiernan LAP
- Progress of masterplan and discussions with adjoining landowners

Prospective Applicant's response:

- Applicant not proposing to carry out any of Part VIII scheme
- Density to be considered with regard to the recent ABP decision on the adjoining site.
- Site is constrained due to the presence of the electricity line corridor and proximity to the Glenamuck district road scheme.

Planning Authority's comments:

- Development is to be considered with regard to the 13 LAP criteria for phasing.
- Welcomes the Masterplan approach for the applicant's landholding.

Further ABP comments:

- Applicant to submit a clear rationale for the development with regard to the LAP phasing criteria and the progress of local infrastructure works.

2. **Design and layout of development; impacts on visual amenities; relationship with adjoining sites**

ABP sought further elaboration/discussion on:

- Frontage onto Glenamuck Road, tree retention along the road frontage
- How apartments fit into remainder of development. Layout of development adjacent to the Glenamuck Road access and compatibility with Glenamuck district road works.
- Pedestrian and cycle facilities at the Glenamuck Road frontage and compatibility with Glenamuck road works.
- Height of apartment blocks with regard to LAP and national policy on building heights.
- Parking provision, compliance with development plan parking standards, apartment standards and DMURS. Layout of parking areas.

Prospective Applicant's response:

- Road upgrade starting point for creating higher density on proposed site
- Applicant included setback as unsure of road levels following completion of upgrade
- Retaining hedgerows in current proposals but allowing for PA to remove as part of road upgrade
- Allow for future road widening, existing ditch set back so sightlines met
- Discussions with adjoining owners to create footpaths across road with natural crossing point into Rockville
- Proposal for 5-6 storey height
- Satisfied to include lower number of car parking spaces
- Reconsider connectivity across site and possibility of provision of shared surfaces

Planning Authority's comments:

- Road re-alignment preliminary pending road scheme approval from ABP
- Will have to provide connection to south of site if road re-alignment does not take place
- Reduction of hardstanding around apartment blocks
- Changes in levels, cross sections should be submitted with application
- Have regard to surface and plaza parking
- Softening visual appearance at entrance to development
- LAP sets out vision to provide development that is less urban
- Provision in Development Plan to put argument forward for provision of lower number of car parking spaces, would be satisfied with 1 space per apartment, 10% visitor parking and provision of better connectivity across open space
- Have regard to access to bin storage at duplex units, consider dual access to duplex units
- Applicant to consider tree retention / protection at the Glenamuck Road frontage and elsewhere at the site.
- Compatibility with the adjoining pedestrian route as provided for the Kiltiernan Neighbourhood Framework Plan.

Further ABP comments:

- Have regard to comments raised in PA Opinion
- Address situations if other developments do or don't go ahead
- Have regard to other ABP decisions regarding height, consider visual impacts, consider visual impacts if other developments don't go ahead

3. Roads and transportation issues; roads layout; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision**ABP sought further elaboration/discussion on:**

- Status of 'possible future connections' to adjoining sites. It was noted that lack of connections was cited as a refusal reason for the adjoining scheme.
- Proposed frontage to Glenamuck Road, retention of hedgerow, interaction with GLDR

Prospective Applicant's response:

- Will detail further linkages in application, ensuring all linkages match up
- Quality Audit, Travel Plan and Stormwater Quality Audit to be submitted with application

Planning Authority's comments:

- Ensure linkages to adjoining levels not left at masterplan stage
- Play area to be included

4. Drainage and Flood Risk

ABP sought further elaboration/discussion on:

- Outfall into Carrickmines stream

Prospective Applicant's response:

- Attenuation with outfall to stream, outfall will change when 2nd phase developed, further schemes will have own site
- Proposed attenuation going under reserve, limited opportunity to include pond/large areas of treatment storage on site
- Construction Management Plan to be submitted with application
- Extend redlines for foul and water services

Planning Authority's comments:

- Proposals different, envisaged ponds being retained
- Further discussions required regarding treatment storage on site
- Have regard to water quality protection measures during construction
- Have regard to ecology in relation to stream
- Further discussions regarding hydrological connections, consult with Inland Fisheries Ireland

5. Any other matters

ABP comments:

- Have regard to overall landholding and EIAR considerations, applicant to satisfy themselves with regard to EIA Regulations
- Have regard to possible Material Contravention

Prospective Applicant's comments:

- EIAR screening report sub-threshold, may be required on future development on landholding

Planning Authority's comments:

- Have regard to EIA Regulations

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