



An
Bord
Pleanála

Record of Meeting ABP-302887-18

Case Reference / Description	382 dwellings consisting of 298 no. houses, 20 no. duplexes and no. 64 apartments, 14 no. childcare facility. Lands on the west side of R405, Crodaun, Celbridge, Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	30 th November, 2018	Start Time	2.30 p.m.
Location	Offices of An Bord Pleanála	End Time	4.15 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Brian Magee, client, Crodaun Development Co. Ltd.
Liam Eves, client, Crodaun Development Co. Ltd.
David Mulcahy, Planning Consultant, MIPI, MRTPI.
John Cross MRICS, MCIQB, MSCS.
John Gorman BSC Hons Arch Tech.
Anthony Johns, NDH, landscape architect.
David Mulcahy Planning Consultants Ltd.
Greg Daly, Engineer.

Representing Planning Authority

Jane O'Reilly, A/Senior Executive Planner
George Willoughby, Roads Department
David Hall, Water Services Department

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 22nd 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 26th 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 the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, location of childcare facility**
- 2. Infrastructural constraints- foul and surface water drainage; flood risk**
- 3. Transport and parking**
- 4. Any other matters**

- 1. Development strategy for the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, location of childcare facility**

ABP sought further elaboration/discussion on:

- Rationale for a suburban layout
- How density is calculated- There is a calculation of 34 units per hectare
- Rationale for unit mix- There is a 75 % mix of 3 beds and greater
- Typology of the site
- Elevational treatment of the site
- Connectivity to the site
- Part V proposals
- Open spaces proposed and the location of the childcare facility

Prospective Applicant's response:

- Will look to providing an urban edge to the development at application stage
- Density was calculated at 41.5 per hectare minus the 15% open space.
- The unit mix was aimed at providing units for families and the ability to sell
- Unit mix will be examined with the aim to adding more apartments and duplexes
- Further discussion will take place with the P.A regarding Part V units
- Rationale for the creche location was its proximity to the school, drop off points and pedestrian links
- The open space provides safe access to the creche
- Moving the location of the creche will be considered

Planning Authority's comments:

- Celbridge is a growth town
- If the development is suburban a maximum density of 30 units per hectare would be preferable
- If the development is urban a density of 35-50 hectares is acceptable
- Own door access with Part V units would be preferable
- Part V units are all in the same location
- Further discussions to take place with the applicant regarding Part V proposals
- Agree with re-locating the creche to a residential area

Further ABP comments:

- The proposed site is in a metropolitan area, therefore an urban edge needs to be examined
- Examine Section 28 of the DMURS and Urban Design Manuel which lists 12 criteria for development of a site
- Create a street hierarchy

- Examine the National Guidance documents with regards to calculating density and provide a rationale for the proposed density
- Provide a map and documents at application stage, detailing what areas are being included and excluded for density
- There is no further information requested at application stage
- Provide an even mix of units on the site- to cater for different people
- Provide maps and documents of roads connectivity, boundary detail, bridge proposals and the open space near the river
- Further discussions to take place with the P.A regarding Part V units
- Focus on the quality of open space
- Consider re-locating the creche to a residential zone
- The majority of creches are in residential zones

2. Infrastructural constraints- foul and surface water drainage; flood risk

ABP sought further elaboration/discussion on:

- The Lower Liffey Valley Drainage Area and its impact on the proposed development, timelines etc
- Foul and surface water drainage
- Flood risk

Prospective Applicant's response:

- We do not want on site storage as a mitigation
- There is a phasing arrangement as the Irish Water capital programme is finishing
- Will ensure that the phasing is done in line with the Lower Liffey Valley Drainage Area programme
- More testing will be undertaken with SUD's and attenuation
- Discussions will take place regarding pollution and mitigation with the Environmental unit of Kildare P.A
- Further meetings to take place with the P.A regarding flood risk and all other outstanding issues

Planning Authority's comments:

- A statement of design acceptance will be required
- There are constraints to the wastewater
- There is surcharging of sewers at three points – Maynooth Road, Castletown and Leixlip
- There are multiple developments in the area
- This development with regards to foul and surface water drainage, flood risk cannot be assessed in isolation
- Kilwogan stream runs along the boundary discharge point
- There needs to be a detailed investigation at attenuation
- Kilwogan discharges into the River Liffey- An AA report is required
- Inland fisheries are to be consulted
- Consult with the Environment department in Kildare P.A with regards to pollution
- Consider high water levels at discharge
- Can talk to the prospective applicant regarding flood risk and all other outstanding issues

Further ABP comments:

- Need to highlight that the development can be completed within the timeframe of the capital programme
- Clarify with Irish Water the timeline and number of the units that can be delivered
- Ensure that there are no CPO's outstanding and no funding issues
- Further discussions to take place between the prospective applicant and P.A regarding issues raised

3. Transport and parking**ABP sought further elaboration/discussion on:**

- Access points to the site
- Rationale for the number of proposed car parking spaces
- How car parking is integrated

Prospective Applicant's response:

- Two access points to the site have been proposed
- Rationale for two access points is that one access point will be able to service a group of apartments
- 727 car parking spaces are being provided for 382 units
- The calculation is taken from the County Development Plan
- This includes 10% visitor car parking

Planning Authority's comments:

- At peak times there is queueing at the roundabout
- Recommend one access point to the site and not two
- Propose a forearm junction to the site which would be signalised and 135 metres from the roundabout
- The forearm junction needs pedestrian access
- The Kilwogan lane supports a walkway and a cycleway
- Recommend cycle parking at the creche
- The main spine road is to be 6 meters in width with 5.5 metres of the spine road
- Footpaths to be 2 metres wide
- Would recommend that a Traffic Transport Assessment Report, Noise Assessment Report and Road Safety Audit be submitted
- Recommend residential parking of 10% as the train station is far from the development

Further ABP comments:

- Ensure a consistency with DMURS
- Need Traffic Assessment
- Give rationale as to why there needs to be two access points and not one
- Safety at the access points is critical
- Number of proposed car parking spaces is high
- The National Planning Framework allows for flexibility
- Ensure that car parking does not dominate
- Submit a mobility report which includes E spaces, Electric Charge Points and Shared Parking

- Give Rationale for 10% visitor car parking

4. Any other matters

ABP comments:

- Status of power lines
- Submit an AA report as the stream goes into the River Liffey
- Schedule of unit floor areas to be submitted
- Storage area detail, cross sections through the site, schooled man report, taken in charge report, public and communal workability, and quality of housing assessment to be submitted at application stage
- Applicant informed of the EIAR Regulations

Prospective Applicant's response:

- The power lines will be underground
- Further discussions will take place with the P.A regarding any outstanding issues

Planning Authority's comments:

- Further discussions will take place with the prospective applicant regarding any outstanding issues

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

Rachel Kenny
Director of Planning
December, 2018