



An  
Bord  
Pleanála

## Record of Meeting ABP-302892-18

<b>Case Reference / Description</b>	185 no. residential units (167 no. houses and 18 no. apartments). Lands at Kilgarron Hill, north of the L1011, Townland of Parknasillogue, Enniskerry, Wicklow.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	6 <sup>th</sup> December, 2018	<b>Start Time</b>	11.00 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.40 p.m.
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Una Crosse, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Michael Whelan, Maplewood
Alex Brett, Maplewood
John Spain, John Spain Associates
Blaine Cregan, John Spain Associates
Stephen Manning, McCrossan O'Rourke Manning
Patrick McNabola, McCrossan O'Rourke Manning
Ian Worrell, Waterman Moylan Consulting Engineers
Simone Kennedy, Kevin Fitzpatrick Landscape Architects
Aebhin Cawley, Scott Cawley
Jon Stirland, ACSU

## **Representing Planning Authority**

Fergal Keogh, Senior Engineer
Lucy Roche, Executive Planner
Declan O'Brien, Executive Engineer

### **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 22<sup>nd</sup> 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 26<sup>th</sup> 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. Planning Policy**
- 2. Development strategy for the site including housing mix, density and finishes**
- 3. Upgrade Works to Public Road**
- 4. Site Services**
- 5. Archaeology**
- 6. Any other matters**

## **1. Planning Policy**

### **ABP sought further elaboration/discussion on:**

- Clarity regarding the Development/Local Area Plan relevant to the site and Enniskerry in general
- Justification for the location of the proposed residential development vis a vis the Action Area Plan
- Consideration of permeability and access to other uses within the Action Area Plan

### **Prospective Applicant's response:**

- A preamble will be submitted at application stage outlining the relevant planning policy pertaining
- Community use, employment use and a school site have been indicated
- The proposed phasing indicated in the Phasing plan submitted is to be revised with Phase 1 the area closest to Enniskerry village
- Proposing independent access to the school
- There are no ransom strips and vehicular and cycle access is deliverable
- The taken in charge plan includes the area up to the site boundary
- A worst-case scenario with one access point has been tested and still works
- This can be shown at application stage
- It can be shown that the school site is not the least developable part of the site
- The applicant will provide a letter from the receiver outlining contractual obligations

### **Planning Authority's comments:**

- Enniskerry is now part of the Bray municipal district local area plan
- The site is in Action Area Plan 2
- Insufficient justification for the relocation of uses from those outlined in Action Area Plan
- A balanced development is required, not just a housing approach
- AAP seeks to ensure that the housing is not front loaded
- There needs to be pedestrian and vehicular access to the site
- Consideration required of access to the proposed school site to ensure optimum design and that the school access point works
- The applicant must show that the school site is not the least developable part of the site
- Discussions will take place with the Department of Education regarding the land ensuring that the land will be used for its specified use

### **Further ABP comments:**

- Clarity on Planning Policy applicable
- Notwithstanding previous Pre-application consultation on the site detailed rationale required responding to the Action Area Plan
- Illustrate that there are no potential ransom strips with the taken in charge plan to be shown right up to the site boundary
- School development is not part of SHD and is outside of the application boundary
- Applicant is to justify the moving of zonings and provide a coherent residential development

- Details are to be provided on how lands for other uses may be ceded.
- It needs to be specified who owns the lands
- Community and Social Audit should be provided

## **2. Development strategy for the site including housing mix, density and finishes**

### **ABP sought further elaboration/discussion on:**

- Rationale for the housing mix
- Density proposed and calculation of same

### **Prospective Applicant's response:**

- 3 and 4 bed units are most in demand
- There is currently 17% 1 and 2 bed units including Part V
- Will investigate increasing the number of 2 bed units
- More discussions with the P.A regarding Part V proposals to take place
- Consideration of scale and height having regard to increased density
- Consideration of proposed materials and finishes with the use of brick has been reduced to fit in with the character of the overall area
- A balance will be created, and the types of bricks used will be varied

### **Planning Authority's comments:**

- Part V requirements may include range of unit types rather than solely one and two beds
- Preferable to have units pepper potted throughout the development
- More discussions regarding Part V proposals
- A density of 20 units per hectare would be preferable with site not considered appropriate for higher density given peripheral location
- Brick not a material traditionally used in Enniskerry.
- Finishes must reflect the wider area

### **Further ABP comments:**

- Consideration required regarding greater housing mix particularly of two-bed units
- The net density was calculated at 30 units per hectare, open space which serves the wider area can be excluded
- Density calculation needs justification
- Open space is a minimum of 10%
- Having regard to consideration of scale, visual impact a critical consideration
- Consideration of palette of materials in respect particularly of maintenance

## **3. Upgrade Works to Public Road**

### **ABP sought further elaboration/discussion on:**

- Who is proposing the upgrade works to the public road
- How will the upgrade works be undertaken?
- When will the upgrade works commence
- Is a contribution required for the upgrade works?

**Prospective Applicant's response:**

- There has been engagement with other developers
- Further engagements will take place
- Upgrade works will be included within the red line boundary
- The timing of the proposal will be set out and how it will be delivered
- Further discussions will take place with the PA

**Planning Authority's comments:**

- The timing of the upgrade works need to be highlighted
- Further discussions will take place

**Further ABP comments:**

- Documentation needs to clearly outline who is carrying out the upgrade works, when the works would be undertaken and by whom
- Further discussions should take place between parties

**4. Site Services**

**ABP sought further elaboration/discussion on:**

- Clarification on site services

**Prospective Applicant's response:**

- Surface water can be accommodated within the site with the protection of the tuffa springs a primary consideration

**Planning Authority's comments:**

- Ensure that site services are in line with guidelines

**Further ABP comments:**

- Submit clearly outlined and detailed site service proposals

**5. Archaeology**

**ABP sought further elaboration/discussion on:**

- Response received from National Monuments Service and the testing undertaken to date and required

**Prospective Applicant's response:**

- A licence to undertake Geo Physical testing was granted by the NMS covering the entire site boundary
- Further discussions will take place with the Development Applications Unit

**Planning Authority's comments:**

- Satisfied with the applicant's response

**Further ABP comments:**

- Documents submitted should clearly outline the testing undertaken to date and proposed

## 6. Any other matters

### ABP comments:

- Applicant made aware of EIAR regulations
- There is no further information sought at application stage

### Prospective Applicant's response:

- Aware of EIAR regulations and that there is no further information sought at application stage

### Planning Authority's comments:

- No further comments

## 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](mailto: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](mailto:spatialplanning@water.ie)

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Rachel Kenny  
Director of Planning  
December, 2018