



An  
Bord  
Pleanála

## Record of Meeting ABP-303022-18

<b>Case Reference / Description</b>	Demolition of existing buildings, 10 year permission for construction of 420 no. residential dwellings, childcare facility, 3 no. retail units, provision of school site and associated site works. Newcastle South and Ballynakelly, Newcastle, Co. Dublin.		
<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>	7 <sup>th</sup> January, 2019	<b>Start Time</b>	11.30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	1.25 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Aidan McLernon, Planning Manager, Cairn Homes
Daibhi McDomhnall, Project Manager, Cairn Homes
James Donlon, Planner, Cairn Homes
Sean O'Laoire, Architect, Mola Architects
Nigel Neely, Architect, Mola Architects
Jim Bloxam, Landscape Architect, Murray Associates
Dan Reilly, Engineer, DBFL Consulting Engineers
Noel O'Gorman, Engineer, DBFL Consulting Engineer
Rob Lynch, Irish Archaeological Consultancy
Declan Brassil, Planner, Declan Brassil & Co.

## Representing Planning Authority

Siobhan Duff, Senior Executive Planner
Fiona Redmond, Senior Executive Planner
Fergus Browne, Area Planner
William Purcell, Senior Engineer, Roads Department
Brian Harkin, Senior Executive Engineer, Drainage Section
Suzanne Furlong, Senior Parks Superintendent
Laurence Colleran, Executive Parks Superintendent
Brendan Redmond, Assistant Parks Superintendent

## 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 12<sup>th</sup> December, 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 16<sup>th</sup> November, 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. The layout of the development in relation to that indicated in the local area plan, having regard to the need to achieve a high standard of urban design and integration with potential development on adjoining zoned land**
  - 2. Density and type of proposed housing**
  - 3. Access and permeability**
  - 4. Phasing of development and delivery of supporting infrastructure including open space and community facilities**
  - 5. Water supply and drainage**
  - 6. Potential impact on archaeology**
  - 7. Any other issues**
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- 1. The layout of the development in relation to that indicated in the local area plan, having regard to the need to achieve a high standard of urban design and integration with potential development on adjoining zoned land**

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

- The proposed layout having in relation to that shown on the LAP, and whether the proposed development can be integrated with the development of adjoining zoned land
- The compatibility of the proposed development with the open space zoning along the western boundary of the site, and whether it would directly impinge on that space or indirectly prejudice the provision of a coherent and accessible open space with residential development around it in accordance with the zonings in the Development Plan

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

- A plan showing the proposed development in relation to the zoning of the site can be submitted with any application
- The proposed development includes connections at the north-western boundary in line with the roads and pedestrian route authorised by the board on the adjoining site under 301421. The connections can be continued up to the site boundary if required
- The proposed E\_W green link deviates from the line shown on the LAP but it would still allow connection from the existing boulevard towards across the site towards the west and so is consistent with LAP. The deviation along a curved street is to allow the entire link to be built on the applicant's land
- School reservation not in Development Plan but in the LAP, contained within redline

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

- Prescriptive LAP, the layout and density were set out to allow for the protection of burgage hedgerows and there is concern at proposed removal of same
- Concern relating to road details and parking, not how PA envisaged

### **Further ABP comments:**

- Zoning plan to be submitted with application, clear indication of boundaries. The submitted details should also be capable of demonstrating that any proposed development would not prejudice the zoning objectives and development of adjacent land

## **2. Density and type of proposed housing**

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

- The need to provide sufficient density of development on zoned land in line with the 2009 sustainable urban residential guidelines and the calculations of net site area in line with appendix A of those guidelines

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

- Density higher than envisaged in LAP, prefer lower density in order to retain village feel
- Other sites available in SDCC where higher density would be more appropriate, mix of units impact on density proposed
- Justification in application in relation to height proposed for proposed development
- Creating sense of place
- Details required relating to curtilage parking as LAP shows on street parking

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

- Density decreases on higher land towards south of site at edge of town
- Reviewing mix to include range of unit type
- Building heights in line with LAP, height decreases from north to south of site

### **Further ABP comments:**

- Consistent pattern of decisions from ABP where higher density was permitted
- Justification required in application regarding deviation from LAP having regard to density and National Policy
- Net density calculations to be clear in application
- Have regard to published guidelines on building heights
- Use of high quality finishes required, preferably those that minimise cost of maintenance
- Lifecycle report to be submitted in application
- National policy looking for range of house types

## **3. Access and permeability**

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

- Access and permeability

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

- DMURS statement prepared
- Respecting north/south octagonal grid
- Link street through site to provide for possible future bus route
- Cross sections and street hierarchy to be included in application
- Tried to achieve bringing connections into and out of proposed site, link to be brought to boundary of third party lands
- Cycleways will not be designated/marked, dual usage with pedestrians
- Will consider transition from older road which links to road in proposed development

**Planning Authority's comments:**

- Considerable deviation from LAP, some roads require traffic calming, proposed cycleways are 2 way, no reference in DMURS to 2 way cycleways on same side
- Justification required in application in relation to what is proposed for DMURS, traffic calming, etc.
- Consider using different colours for road finishes
- Have regard to volume of parking proposed

**Further ABP comments:**

- Clearly show how cycleways will function, shared space with pedestrians not generally recommended under the National Cycle Manual

**4. Phasing of development and delivery of supporting infrastructure including open space and community facilities****ABP comments:**

- 10-year permission exceptional
- Ensure phasing complies with LAP

**Prospective Applicant's response:**

- 10-year permission proposed due to significant number of units but duration of construction may be less
- Applicant also owns lands relating to phase 2, phasing plan to be submitted with application
- EIAR to be submitted with application
- Financial contribution to be provided for community facility
- Certain types of units to have dual aspects
- All issues raised in PA Opinion will be addressed in application
- Net loss of 100m approximately of hedgerows
- Bat survey will be submitted as part of EIAR, will engage in further discussions with PA

**Planning Authority's comments:**

- Have regard to level changes and avoid retaining walls
- Cross sections of open space to be provided, natural play areas to be provided
- Show if Suds is being included is open space
- Prefer if houses are facing onto green area
- Details to be provided on what will be public open space, semi-private space and private space
- Street trees to be located in public open space
- Suds features to be provided for removal of water
- Further discussions required in relation to play areas
- ABP decision on adjacent site provided dual aspect in order to face onto pedestrian route on proposed site

**Further ABP comments:**

- Phasing scheme to be submitted
- Justification required if 10-year permission proposed

- State in notices if permission is being sought for more than 5 years

## **5. Water supply and drainage**

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

- Issues raised in submission from the Drainage Section of the PA

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

- Attenuation required on site, considers storm water storage undersized

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

- Attenuation modelled with Micro Drainage, underground and over ground attenuation proposed, in accordance with GSDS
- Will engage in further discussions with PA to ensure agreement on calculations used
- Permeable paving proposed within curtilages of units and natural swales proposed along green links

### **Further ABP comments:**

- Technical issues relating to drainage to be addressed prior to lodging application  
Both parties to describe their position in detail if agreement cannot be reached in relation to water supply and drainage

## **6. Potential impact on archaeology**

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

- Archaeological issues given the designation of the zone of potential on the RMP

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

- Number of archaeological investigations carried out on site, no areas of interest identified, most archaeology expected to be on north of site
- Proposed to preserve burgess hedgerow where possible

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

- PA agreed to applicant's comments

## **7. Any other matters**

### **ABP comments:**

- Housing Quality Assessment to be submitted to include all figures and final totals related to the SPPRs of the 2018 apartment design guidelines

### **Applicants Comments**

- Ongoing discussions with Irish Water in relation to drainage
- Allotment area in applicant's ownership, not part of public open space area

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

- Provide taking in charge drawing in application including proposed public open space

- Have regard to significant infiltration into foul drainage in Newcastle
- Conflict in public lighting overlay
- PA satisfied with public open space layout as per Development Plan

## 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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Tom Rabbette  
Assistant Director of Planning  
January, 2019