



An
Bord
Pleanála

Record of Meeting ABP-303099-18

Case Reference / Description	Demolition of 2 no. habitable dwellings, construction of 181 no. residential units, creche and associated site works. Glenamuck road, Enniskerry Road, Kiltiernan, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	16 th January, 2019	Start Time	12.00 pm
Location	Offices of An Bord Pleanála	End Time	1.20pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Clare Holohan, Duff and Phelps
Finbarr Barry, NAMA
Ian McGrandles, IMG Planning Limited
Arkadiusz Szumlas, Coady Architects
Kieran Boyle, Atkins Consulting Engineers
Garry Hanratty, Atkins Consulting Engineers
Caroline Massey, Mitchell and Associates

Representing Planning Authority

Louise McGauran, Senior Planner
Michelle Costello, Senior Executive Planner
Rebecca Green, Executive Planner
Mick Mangan, Senior Engineer
Bernard Egan, Senior Executive Engineer
Adrian Thompson, Senior 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 20th 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 27th 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. Previous reasons for refusal in respect of File Ref. No. 300731-18

- a. Density and unit mix**
- b. Storm water proposals**
- c. Connections to adjoining lands**
- d. Impact on residential amenity**

2. Masterplan and phasing having regard to Kiltarnan LAP provisions

3. Any other matters

1. Previous reasons for refusal in respect of File Ref. No. 300731-18

- a. Density and unit mix**
- b. Storm water proposals**
- c. Connections to adjoining lands**
- d. Impact on residential amenity**

a. Density and unit mix

ABP sought further elaboration/discussion on:

- Method used to calculate net density as referred to in previous ABP refusal

Prospective Applicant's response:

- Spine road will distribute traffic arising from adjoining land bank once developed
- Inspector on previous ABP refusal agreed with PA as to how density was calculated

Planning Authority's comments:

- Road is to provide access to proposed and adjoining development sites
- PA accept ABP comments in relation to road not being classed as distributor road
- PA had issues previously relating to main central area of open space being excluded for purposes of calculating density which has been addressed.

Further ABP comments:

- Open space not available to wider area, arguably, should be included in net density calculations
- Set out justifications in application, density noted in previous ABP refusal so will have due regard to same
- Set out justification in application as to how density was calculated having regard to Appendix A of the Sustainable Residential Development in Urban Areas.
- Changes to unit mix noted

b. Storm water proposals

ABP sought further clarity on:

- Whether the Prospective applicant and PA engaged in discussions in relation to refusal issue on this item

Prospective Applicant's response:

- Prospective applicant has and will continue to engage in discussions with PA
- No drainage report submitted with pre-app documents
- Levels will be updated in application drawings
- Issue relating to tank along 3rd party boundary has now been addressed and relocated

Planning Authority's comments:

- PA opinion based on documentation submitted with this application
- PA may have issue with new location of tank due to taking in charge issue

Further ABP comments:

- Include report in application to support plans submitted, ensure clear labelling of areas
- Ensure drainage report included in application which addresses issues raised in previous reason for refusal and the PA Opinion
- Have regard to 3rd party submissions received on previous application, advised to address any previous concerns in any application
- Advised to liaise with Drainage section prior to lodging any application

c. Connections to adjoining lands**ABP sought further elaboration/discussion on:**

- Integration and permeability to adjoining sites including the co-ordination between adjoining landowners to deliver coherent development

Prospective Applicant's response:

- Feel that proposed connections and permeability have been addressed
- Individuals in Golden Ball cottages satisfied to allow connections for future one off housing, no plan to amalgamate lands for development
- Some connections speculative
- Prospective applicant has allowed for setbacks in relation to Part 8
- Confirmation to be sought from 3rd party landowners in relation to levels and pedestrian/cycle connections

Planning Authority's comments:

- Connections very important
- PA has sought to encourage/facilitate engagement from all third parties regarding connections/permeability on the masterplan lands
- Concern over levels on proposed development site in relation to laneway in 3rd party ownership to east
- Address links from Golden Ball, ensure no ransom strips
- PA to undertake Part 8 works, awaiting final agreement from 3rd party landowners, CPO in respect of Part 8 and EIAR for DGDDR and distributor link road to be lodged with ABP shortly
- Distribution of housing numbers will be as per the LAP on a first come basis having regard to the 13 criteria in Development Plan.

Further ABP comments:

- Show connection upgrades including potential for connection on adjoining site at Golden Ball as per section 2.2.2 of the LAP
- Advised to consider agreement between landowners in relation to a masterplan for the area in order to show how all sites fit together having regard to the interface, roads and connections between the third-party sites
- Masterplan should address co-ordination among landowners in relation to levels on each site to ensure coherent and integrated development
- Taking in charge on all sites would need agreement with PA prior to lodging applications

d. Impact on residential amenity

ABP comments:

- Acknowledge proposed block re-located back from third party boundary and re-designed
- Cross- sections should be submitted

Prospective Applicant's response:

- Now proposing to retain trees at this location to assist in screening along with amended road layout to avoid impact on existing residential amenity

2. Masterplan and phasing having regard to Kiltiernan LAP provisions

- Issues addressed under section 1 (c) above

3. Any other matters

ABP comments:

- Management plan to be included in application relating to Japanese Knot Weed
- Part V details to be included in application
- Photomontages to be submitted
- Advised to have regard to previous observations and address/respond to concerns raised

Applicants Comments:

- Can demonstrate details of management plan in relation to Japanese Knot Weed
- Queried whether photomontages or visual impact assessment be submitted with application

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
5th February 2019