



An  
Bord  
Pleanála

## Record of Meeting ABP-303131-18

<b>Description</b>	130 residential units (55 no. houses and 75 no. apartments) and associated site works. Lands at Shaldon Grange (Shaldon Grange is an adjoining Protected Structure), Kilternan, Dublin 18.		
<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>	16 <sup>th</sup> January, 2019	<b>Start Time</b>	3.00 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	4.25 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>S.E.O.</b>	Kieran Doherty

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

### Representing Prospective Applicant:

Nigel Start, Heronvale Developments Limited
Keith Start, Heronvale Developments Limited
John Gannon, Tom Phillips + Associates
Niall Brennan, NDBA Architects
John Keogh, DBFL Engineers
Sarah Curran, DBFL Engineers
Seán Cassidy, Mitchell & Associates

## Representing Planning Authority

Louise McGauran, Senior Planner
Bernard Egan, Senior Executive Engineer
Johanne Codd, Executive Engineer
Adrian Thompson, Senior Executive Engineer
Tom Kane, Graduate Parks Superintendent
Ruairi O Dulaing Senior Executive Parks Superintendent
Gormla O'Corrain, Executive Planner
Mick Mangan, Senior 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 19<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 26<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. **Urban Design, with particular reference to relationship between development and the Enniskerry Road and the proposed district distributor road**
  2. **Masterplan, linkages to adjacent sites and phasing, having regard to Kilternan LAP provisions**
  3. **Residential amenity, including the provision of open space and compliance with the apartment design guidelines**
  4. **Drainage and Water Supply**
  5. **Any other matters**
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1. **Urban Design, with particular reference to relationship between development and the Enniskerry Road and the proposed district distributor road**

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

- How the Enniskerry Road and distributor road to the north of the site will be addressed

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

- Layout should avoid having a double parallel road in the village, perpendicular streets are preferable
- Enniskerry Road will be traffic calmed after the completion of the distributor roads by-passing the village
- Development to be part of the village core which is bookended by the churches
- Stronger animated edge required to give sense of place
- Apartment block D requires a more bespoke design as facing the park
- Apartment blocks along Glenamuck District Distributor Road are welcome; however, GDDR not yet approved (to be applied for in February 2019) so final alignment not set, therefore premature development
- Construction of the GDDR would take 18 months
- Engineering works proposed outside of red line
- Clarity required on proposal

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

- Design driven scheme
- Promotes pedestrian and cycling use
- Semi-rural area
- Layout informed by the topography of the site
- Meandering feeling
- An opening in the development allows a view of the church
- Houses along the road will be lower than the existing main road
- Sense of place achieved
- The two roads complement each other
- Houses have an east/west orientation
- Sub-division of the site leads to phasing
- Connectivity to the park on Glenamuck Road
- Apartments facing GDDR are four stories high
- Render finish proposed for blocks and full schedule of finishes to be submitted

- Provision for connectivity to other sites
- Future developments will overlap with site
- Slope is too steep, 1:12 in some places, for a perpendicular road to Enniskerry Road
- Hedgerows exist along the inner road with key specimens
- Proposed alignment of GDDR in LAP has remained unchanged
- Planning condition could be imposed that apartments are not to be completed until GDDR finalised

**Further ABP comments:**

- Provide justification for the height of development having regard to the Urban Development and Building Heights guidelines
- Any render finish should have regard to the building lifecycle

**2. Masterplan, linkages to adjacent sites and phasing, having regard to Kiltiernan LAP provisions**

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

- Separate landholdings in the LAP area
- Coherent development of land

**Planning Authority's comments:**

- Adjacent landowners have met with regard to linkages of sites and the planning authority would facilitate further meeting of the three developers
- Vehicular connections are required to adjoining land
- Coherent open spaces and linkages between developments required
- Maximise tree retention
- Open up to Jamestown Park to the south
- The green strip running to the south to be taken in charge
- Phasing must meet criteria in section 10.6 of the LAP – Interim Proposal to Accommodate Development, including prematurity prior to the GDDR and interaction with adjoining landowners

**Prospective Applicant's response:**

- Restricted opportunity to connect to adjoining sites
- Pedestrian connectivity should not be a problem as situated between two other sites
- Hedgerows to be retained
- Difficult to engage with all landowners. Agreed masterplan with one other landowner. The other developer's drawings show self-contained roads
- The 13 criteria under section 10.6 can be achieved

**Further ABP comments:**

- An adjacent site was refused permission due to connectivity
- Interface between the three developments must be clear
- The three potential applications in the area require exact alignments between sites, including vertical alignments

- Pursue discussions with other landowners
- Can there be shared drawings for the interfaces
- Clarify taking in charge
- Access through the green strip may facilitate all three developers

### **3. Residential amenity, including the provision of open space and compliance with the apartment design guidelines**

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

- Adherence with apartment design guidelines
- Provision of open space
- Clarity on the open space around apartment blocks

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

- Strategy is to provide one primary open space (10% of site) centrally to take advantage of the stream, hedgerows and existing trees. Quantum can be revisited
- Best position for development and LAP
- Open space no more than 200 metre from any phase 1 unit and no more than 250 metres from any phase 2 unit
- Mix of spaces, home zones, streetscapes
- Pedestrian prioritised environment
- Some trees to be removed for development, most under category C or worse
- Tree quantum to be increased on site
- Semi-private open space for ground floor apartments
- Green frontage to GDDR

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

- Concern regarding loss of trees on site
- What open space is available for phase 1 residents
- Open space has feeling of being on periphery
- Consider in terms of open space generally in LAP

#### **Further ABP comments:**

- Need to show compliance with planning guidelines

### **4. Drainage and Water Supply**

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

- Size of attenuation tank

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

- Attenuation tank designed for phase 1 and 2
- Detail can be provided

#### **Further ABP comments:**

- All details to submitted as no opportunity for F.I.

## 5. Any other matters: Crèche

### Planning Authority's comments:

- Absence of crèche with 130 units in phase 1, and 300 units overall
- Existing local capacity will quickly be taken up
- A crèche situated near the national school is suggested

### Prospective Applicant's Comments

- Assessment carried out including the existing crèche across the road from the proposed development
- 94 vacancies within 1.5 kilometres of the site
- May not be sufficient demand for a new crèche
- Other local developments are proposing crèches
- Will reconsider the issue

## 6. Other Comments

- Planning authority requires detail around waste storage
- The applicant stated that
  - It will have regard to previous Board decisions
  - This development is the beginning of the Kiltarnan node
  - A traffic report anticipates that 95% of traffic generated will go in the direction of Stepside
  - Site has the ability to quickly deliver housing

## 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  
February 2019