



An  
Bord  
Pleanála

## Record of Meeting

**ABP-303301-18**

<b>Description</b>	978 no. residential units (624 houses and 354 apartments). Lands at Kilcarbery, Corkagh Demesne, Deansrath, Nangor, Clondalkin, Dublin 22.		
<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>	11 <sup>th</sup> February 2019	<b>Start Time</b>	11.00 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.30pm
<b>Chairperson</b>	Tom Rabbette	<b>S.E.O.</b>	Siobhan White

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Planning Inspector
Siobhan White, Senior Executive Officer

### Representing Prospective Applicant:

• <b>Adwood Limited (Applicant):</b>	Anthony Lydon & Michael Whelan (2)
• <b>BKD Architects:</b>	Niall Kerney & Liam Confrey. (2)
• <b>DBFL Consulting Engineers:</b>	Bill Bates
• <b>RMDA landscape Architects:</b>	Ronan MacDiarmada (1)
• <b>Stephen Little &amp; Associates:</b>	Eleanor MacPartlin & Patrena Slowey (2)
• <b>TPFox Project Management:</b>	Tom Musiol (1)

### Representing Planning Authority

• Hazel Craigie- Senior Planner
• Fiona Redmond- Senior Executive Planner
• Chris Galvin- Senior Engineer (Water and Drainage)
• William Purcell- Senior Engineer (Roads)
• Eddie Conroy- County Architect

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| <ul style="list-style-type: none"><li>• Suzanne Furlong- Senior Parks Superintendent</li></ul> |
| <ul style="list-style-type: none"><li>• Therese Pender- Senior Executive Architect</li></ul>   |

## **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 28<sup>th</sup> of January, 2019 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 21<sup>st</sup> of December, 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 inter alia, layout, height, open spaces, street hierarchy, creation of character areas and compliance with criteria set out in the Urban Design Manual, A Best Practice Guide 2009.
  2. Surface Water management
  3. Any other matters
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1. **Development Strategy for the site to include inter alia, layout, height, open spaces, street hierarchy, creation of character areas and compliance with criteria set out in the Urban Design Manual, A Best Practice Guide 2009.**

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

- Overview of the masterplan process to date
- Creation of an urban edge along the R136 and Corkagh Park
- Justification for the scale of set back from these boundaries and urban form proposed along these edges
- Requirement to create character areas within the scheme and identify an appropriate street hierarchy
- Compliance with the 12 criteria set out in the Urban Design Manual
- Drawings to outline connections to adjoining sites particularly to the Park to the south.
- Calculation of net density and requirement to comply with provisions set out in Appendix A of the Sustainable Residential Development in Urban Areas Guidelines with particular consideration of the public open space and requirement for a drawing outlining the proposed net site area.
- Unit mix proposed and provision of adequate 2-bed units

**Planning Authority & Prospective Applicant joint response:**

- Lands are owned by SDCC and Pros Applicant providing a joint venture.
- Masterplan developed for the site with neighbourhood uses to the north and compliance with DMURS central to layout.
- Tree surveys ongoing with provision for SUDS measures
- 6-storey apartment blocks purposely located within the site to facilitate place making and wayfinding.
- Set back from R136 determined by existing infrastructure and requirement to provide appropriate level of amenity along busy road.
- Set back along Corkagh Park determined by proposal to retain sylvan character and draw the Park into the scheme.
- Consider site is a medium density location in context of transport provision and core strategy.
- Housing mix and typology determined by circumstances of site location, scale of Part V provision, deliverability and mix of tenure.
- Consider distinctiveness and diversity provided within the scheme and more detailed drawings to address connections and density to be provided.
- Layout informed by need to retain trees/hedgerows/landscape features, creation of routes through the scheme via these green areas and strong connections to the Park to the south.

**Further ABP comments:**

- Consideration of amenity of proposal along R136 to be addressed in EIAR.
- Requirement to provide a development which makes efficient use of urban serviced lands;
- Drawings to provide more detail on criteria including in Urban Design Manual and DMURS.
- Consideration of Building Height Guidelines a requirement.
- Density calculation and unit mix to be addressed.
- Clear justification for the development strategy/site layout required in the context of, inter alia, density proposed and National policy on same.

## 2. Surface Water management

### ABP sought further elaboration/discussion on:

- Reference to the SDCC surface water report- no copy issued to ABP
- Consideration of attenuation phasing proposed by SDCC

### Planning Authority's response:

- Discussions regarding surface water/attenuation ongoing and both parties working on addressing the matters arising.

### Further ABP comments:

- Encourage further consultation between SDCC and prospective applicant with regard to technical matters related to surface water/attenuation.
- Reference to phasing associated with attenuation to be clearly outlined and labelled accordingly.

## 3. Any other matters

### ABP comments:

- Requirements of EIAR Regulations
- Appropriate Assessment

### Applicants Comments:

- EIAR being prepared
- AA screening envisaged

## 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