



An
Bord
Pleanála

Record of Meeting ABP-303316-18

Case Reference / Description	269 no. residential units (157 no. houses and 112 no. apartments) creche, community building and all associated site works. Gibet Hill and Gracedieu East, Gracedieu, Waterford.		
Case Type	Section 5 Pre-Application Consultation Request		
1st Meeting	1 st Meeting		
Date:	8 th February, 2019	Start Time	11.00 am
Location	Offices of Waterford City and County Councils	End Time	12.20 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Niall Harrington, FHP Architects
Patricio Harte, FHP Architects
Ian Fewer, FHP Architects
Michelle O'Neil, Cluain Ecology
Simon Dunne, Garlands
Marian Walsh, Applicant

Representing Planning Authority

Hazel O'Shea, Senior Executive Planner
Brendan Cullinane, District Planner
Jim Lenane, Senior Executive Technician
Connor O'Neill, Senior Executive Engineer

Alan Kirwan, District Engineer
Paul Flynn, Economic Development
Paul Kelly, Planning
Barbara Stosic, 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 4th February 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 15th January, 2019 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. **Site specific development strategy having regard to the site context, proposed layout, place-making and streetscapes, urban design response, density, unit mix and typology**
2. **Location, distribution and quality of public open space**
3. **Access, Connections and permeability to include LIHAF road**
4. **Waste water network upgrade to include delivery of the LIHAF road upgrade**
5. **Part V**
6. **Any other matters**

1. Site specific development strategy having regard to the site context, proposed layout, place-making and streetscapes, urban design response, density, unit mix and typology

ABP sought further elaboration/discussion on:

- Site context and proposed layout need to create strong urban edge particularly to Knockhouse Road
- Creating sustainable neighbourhoods with sense of place
- Urban design response and proposed density, unit mix and typology
- Nature and location of community building and how it will be managed
- Whether abattoir was still in use on adjoining site

Prospective Applicant's response:

- LIHAF road will provide access to other development sites
- Provided limited reversing onto road network
- Consider LIHAF road as boundary where city and county meet, vision was creation of urban edge on city side and suburban edge on county side
- Limited community facilities in area hence why community building is proposed
- Prospective applicant will not be building community facility

Planning Authority's comments:

- GAA pitches moved to this location before economic crash
- Abattoir still in use
- High amount of social housing in city which has caused displacement to these areas

ABP further comments:

- Strategic site and need to ensure appropriate urban form
- Have regard to 12 criteria in Urban Design Manual when designing proposed development
- Consider use of taller structures to define spaces
- Gable end design not sufficient to create strong urban edge to Knockhouse Road
- Need to consider boundary treatments and interface with open space, public roads etc.
- Give consideration to key focal points as one moves through the development and consider passive surveillance
- Have regard to previous Board decisions regarding unit mix, typology and density
- Consider external finishes which should be low maintenance and high quality

2. Location, distribution and quality of public open space

ABP sought further elaboration/discussion on:

- Hierarchy, function and disposition of proposed public open space
- Passive surveillance to open spaces

Prospective Applicant's response:

- Open space accommodates attenuation tank and slope on site
- Open space divided having regard to the proposed phasing of development

ABP further comments:

- Majority of more active open space located along LIHAF road which is not practical
- Need to consider the fragmented nature of open spaces
- Consider use of double fronted duplex units to ensure maximum surveillance onto public realm.
- Phasing should not compromise quality of proposed scheme

3. Access, Connections and permeability to include LIHAF road

ABP sought further discussion/elaboration on:

- LIHAF road and its status and how it is proposed to access lands in absence of road delivery
- Street hierarchy and how principles of DMURS have been applied
- Pedestrian and cyclist connectivity particularly along Knockhouse Road
- Function of road serving the GAA lands i.e. local / link road to wider area

Prospective Applicant's response:

- Proposed development will include LIHAF road in application
- Layout has considered the use of the access road to the GAA lands
- Concerned about the ability to provide pedestrian footpaths along Knockhouse Road which are outside their control

Planning Authority's comments:

- Part 8 in place for LIHAF road, roundabout part of LIHAF road, PA about to go to tender
- No proposals to CPO 3rd party lands to achieve pedestrian connections
- Distributor road when completed will replace parallel country road to north serving GAA lands
- GAA will build clubhouses once safe means of access to grounds can be achieved following road upgrade

ABP further comments:

- Street hierarchy plan should be included in application, have regard to DMURS
- Consider pedestrian/cycle connections to GAA pitches
- Consider redline boundary and how access to site will be achieved in absence of road improvement works
- ABP may be precluded from granting permission if proposed development is reliant on consent from another scheme
- Consider pedestrians/cyclists in relation to street hierarchy within scheme
- Previous refusal issues in relation to connectivity and footpaths along road, address provision of connectivity along 3rd party lands, justification required if not providing connectivity along 3rd party lands
- Create desire lines, have regard to connectivity to school from proposed development
- ABP may not be able to justify development of this size if appropriate connections are not provided linking development to wider area

4. Waste water network upgrade to include delivery of the LIHAF road upgrade

ABP comments:

- Have regard to comments in Irish Water submission and demonstrate how upgrades can be accommodated in the context of the LIHAF road

Prospective Applicant's response:

- Irish Water upgrade to wastewater network as part of LIHAF scheme

5. Part V

ABP comments:

- Need to ensure qualitative aspect of these units including access to good quality open space
- Submit costings and drawing showing proposed location of units

Prospective Applicant's response:

- Housing agency owns part of site, PA have advised number of units proposed

6. Any other matters

ABP comments:

- Liaise with PA prior to lodging application as no further information mechanism
- Submit cross sections and photomontages with application
- Show level changes on site
- Need to show utilities traversing site and clarify if re-locating/undergrounding etc.
- Consider whether the crèche and community building are in the optimal locations vis-à-vis drop-offs to school, access etc.
- Consider location of bin/bicycle storage, can impact on residential amenity if not appropriately located
- Address configuration of parking in context of ensuring good quality public realm
- Applicant to satisfy themselves in relation to EIA Regulations and in particular Schedule 7(a)
- Advised to liaise with DAU in advance of lodging application with regards archaeology

Applicant's Comments

- Will address issues raised in PA Opinion
- Crèche to be redesigned in application
- Archaeology Study submitted

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

Rachel Kenny
Director of Planning
February, 2019