



An
Bord
Pleanála

Record of Meeting ABP-303631-19

Case Reference / Description	162 no. residential units, creche and associated site works. Lands at Southern Cross Road, Bray, Co. Wicklow		
Case Type	Section 5 Pre-Application Consultation Request		
1st Meeting	1 st Meeting		
Date:	19 th March, 2019	Start Time	2.30pm
Location	Offices of An Bord Pleanála	End Time	4.30pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Aoife Duffy, Executive Officer
Erica Casey, Planning Inspector, Observing

Representing Prospective Applicant:

Brenda Butterly, McGill
Cathal O Connor - Lioncor
Eoin Mullens – PMEPP
Kevin Fitzpatrick -KFLA
Jozefina Godec - BKD
Jacques D 'Darcey - BKD
Liam Heffernan - BM
Michael White - Lioncor

Representing the Planning Authority:

Aisling McNamara – Executive Planner
Conor Page – Executive Engineer
Fergal Keogh, 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 6th March, 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 20th February, 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. **Development Strategy for the site to include inter alia: Road proposals and access strategy, Permeability and connections – internal and external, Layout, interfaces, urban form and urban edge, parking, layout and open space, design including materials and finishes, density**
2. **Zoning provisions and uses**
3. **Site services**
4. **Any other matters**

1. Development strategy for the site to include inter alia: Road proposals and access strategy, Permeability and connections – internal and external, Layout, interfaces, urban form and urban edge, parking, layout and open space, design including materials and finishes, density

ABP sought further elaboration/discussion on:

- Rational for the roundabout at entrance from Southern Cross Road as opposed to signalised junction.
- Rationale for parallel road ending in cul-de-sac and potential for vehicular connection from Boghall Road to SCR via Ard Na Greine. Existing connections between same are poor.
- Rationale for splitting proposed applications on site.
- Absence of urban edge along the SCR
- DMURS seeks to avoid cul de sac
- Permeability through the site
- Consideration for provision of residential units above neighbourhood centre.
- Layout dominated by surface car parking.
- Consideration of building design and finish to provide distinctive development

Planning Authority Comments:

- Not opposed to roundabout arrangement with same previously permitted
- Signalised junction was not requested
- Requirement for cycle paths
- Two application strategy acceptable.
- SL06 provides for connecting road from SCR to Boghall Road therefore, potential duplication of connections, but connection would be welcomed.
- Constraints arising on the site such as level changes however strong frontage welcomed

Perspective applicant response:

- Proposal complies with Local Area Plan
- Rationale for roundabout from previous application but not opposed to signalised junction noting SCR design including series of roundabouts.
- Two application strategy related to timeframes and SHD provisions
- Plans are being developed to provide access routes to the cul de sacs

- Pedestrian and cycle connection proposed through Ard na Greine to Boghall Road.
- Apartment blocks designed such that side elevations address road facilitating light penetration into scheme and open spaces.
- Quantum of neighbourhood uses required provided for within neighbourhood centre with land remaining.
- Could achieve more residential above neighbourhood centre
- Boundary treatment along street edge outlined
- CGI's will be included at application stage

Further ABP Comments:

- Interface and urban edge along SCR and with Ard na Greine critical
- Need for innovative approach to house design and parking on the site
- Need to provide compliance with DMURS particularly in respect of site access and avoidance of cul-de-sacs
- Permeability within the site essential as is connectivity (vehicular, pedestrian and cycle) particularly given role of neighbourhood centre serving wider area
- Consideration for residential above neighbourhood centre
- Building materials to be considered in respect of long term maintenance with render avoided particularly on multi-unit buildings.
- Examination of density

2. Zoning provision and uses

ABP sought further information on:

- Residential use on neighbourhood zone
- Nature of uses proposed within neighbourhood centre particularly community uses
- Management of community spaces

Planning Authority comments:

- Concern that quantum of community facilities is sufficient to provide for the residents and community
- Residential uses considered when clear neighbourhood facilities satisfactory
- Extent of playground proposed

Perspective applicant's response:

- Facilities will bring more residential footfall to the area
- 45qm playground will be provided to serve the immediate community
- Community facilities proposed awaiting response from Community Section of Council

Further ABP Comments:

- Detail of nature of proposed uses and proposals for management of same.
- Further consultation with WCC recommended

3. Site Services

ABP sought further information on:

- Matters arising in Planning Opinion in relation to site servicing and surface water management.
- Irish Water requirements

Perspective applicant's response

- Rationale for overflow pipe and proposed route and location in proposed private gardens outlined.

Planning Authority comments:

- Potential to reroute overflow pipe.

Further ABP Comments:

- Further consultation and considerations advised

4. Any Other Matters:

Further Comments:

- Part V proposal to provide apartments and to provide in one location with further consultation with Housing Department advised.
- Phasing of proposal

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
April, 2019