



An
Bord
Pleanála

Record of Meeting

ABP-303827-19

Description	355 no. dwellings (113 no. apartments, 12 no. duplexes and 230 no. houses) and associated site works. Crodaun, Celbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th April 2019	Start Time	14:20 p.m.
Location	Offices of An Bord Pleanála	End Time	15:45 p.m.
Chairperson	Tom Rabbette	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Declan Brassil – Planning Consultant
Dan Reilly – DBFL Engineers (Civil)
Thomas Jennings – DBFL Engineers (Traffic / Transport)
John Fleming – John Fleming Architects
Robin Jardine – John Fleming Architects
Gwen Tierney – Landscaper
Steve Cassidy – Ardstone Homes (Applicant)

Representing Planning Authority

Caroline O'Donnell, Senior Executive Planner
Louise Murphy, Executive Planner
David Hall, Water Services
George Willoughby, Roads

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 8th 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:
 - layout, interfaces/urban edge and urban form
 - design/distinctiveness including materials and finishes
 - density
 - permeability and connections – internal and external including adjoining lands
2. Vehicular access strategy
3. Site services
4. Any other matters

1. **Development Strategy for the site to include inter alia:**
 - **layout, interfaces/urban edge and urban form**
 - **design/distinctiveness including materials and finishes**
 - **density**
 - **permeability and connections – internal and external including adjoining lands**

ABP sought further elaboration/discussion on:

- Layout and interfaces with the regional roads, the proposed future amenity area and existing residential development to the east.
- The potential to create a more urban edge and the justification proposed for the set back
- Design of apartment blocks and potential for focal buildings
- Density calculations
- Design/width of central boulevard
- Creation of distinctive character areas within the development through use of materials and finishes

Planning Authority's comments:

- Apartment buildings require further consideration
- If ceded by the developer, no existing proposals to develop the agricultural land/proposed amenity area
- Consider connections into open space
- This land does contain views across Castletown to the folly
- Lighting and surveillance of open spaces and connections

Prospective Applicant's response:

- Mature hedgerows along the Maynooth Road maintained (old road)
- Improving the urban edge will be examined
- Open space addressing Maynooth Road for visual purposes rather than active open space
- Architectural treatment of apartment blocks to be reconsidered.
- Site is within an outer edge of town area
- Character areas will be created with a range of different accommodations
- Open space to east includes part of demesne wall which is retained
- Proposed future amenity area to north can be ceded to the P.A
- Not aware of any plan from the PA for development of amenity area.
- Gross density is 38.7 with proposal complying with National guidelines
- Section drawings on connections and links can be provided

Further ABP comments:

- The proposed development is in the metropolitan area and growth area
- Consideration of urban edge and interfaces
- Consider apartment building design
- Engage with the parks department of the P.A regarding the proposed amenity area adjoining the site
- Provide all connections up to the site boundary
- Justification of the proposed density

2. Vehicular Access Strategy**ABP sought further elaboration/discussion on:**

- Vehicular access strategy onto the Maynooth Road via uncontrolled access
- Potential for car club, electric car charging.

Planning Authority's comments:

- Extensive queuing on the adjoining regional roads at peak times
- Preference that junction into the site is uncontrolled.
- Applicant should engage with the developer on the opposite side of the road who has proposed two access points onto the Maynooth Road and access arrangement for proposed development must tie in with the access points on the opposite side of the road with staggered location of entrances required.
- TTA must be carried out
- 10% spaces reserved for visitor parking
- Applicant should provide a road safety audit, management plan, parking analysis and traffic calming

Prospective Applicant's response:

- Vehicular access strategy is consistent with arrangement outlined KDA4 in LAP
- Discussions have taken place with the developer on the opposite side of the road
- Further discussions will take place
- A priority junction can be facilitated if the PA requires
- Car clubs and electric charging can be examined

Further ABP comments:

- Clarify how the access points for subject and lands opposite can be appropriately arranged.

3. Site services**ABP sought further elaboration/discussion on:**

- Pumping station capacity at Primrose Hill
- Lower Liffey Area Drainage Plan
- Irish Water submission
- Issue of prematurity

Planning Authority's comments:

- There are constraints in the area
- Storm sewer separation is the solution
- Ground infiltration stated not to be possible but should be re-examined to see if any area within the site is suitable and SuDS measures should be maximised.
- Consultation with Inland Fisheries Ireland should be undertaken.
- Applicant should look at OPW mapping and Celbridge LAP in terms of flood risk
- Robust surface water management strategy required for the site

Prospective Applicant's response:

- Capacity at the pumping for Primrose Hill is being worked on
- Have liaised with Irish Water
- Works proposed for separation storm and foul sewers

Further ABP comments:

- Liaise with Irish Water to determine if consents required for any works required to facilitate the development
- Satisfy that all work can be delivered within specified timeframes and outline same.
- Have regard to the potential for any application to be deemed premature

4. Any other matters

ABP comments:

- Justification for proposed crèche given proximity of adjoining facility, if proposed to omit same, robust justification required.
- Further clarity regarding Part V storage is required
- Rationale for submission of EIAR

Planning Authority's comments:

- Make the case if a creche is not being proposed
- Bin storage for Part V units should not be located at the front
- There should be a hierarchy of open space
- Consider wider central boulevard with larger central open space would be preferable.

Applicants Comments:

- Submission of EIAR will be examined.
- Proposals to cater for bin storage to be examined.

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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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