



An  
Bord  
Pleanála

**Record of Meeting**  
**ABP-303844-19**

<b>Case Reference/Description</b>	253 no. residential units, creche and associated site works. Rivermeade, Toberburr Road, Toberburr, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Request		
<b>1<sup>st</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date</b>	10 <sup>th</sup> April, 2019	<b>Start Time</b>	2.30pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	4.45pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Aoife Duffy

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Aoife Duffy, Executive Officer

**Representing Prospective Applicant:**

David Armstrong, Planning Consultant
Fred Wilson, Adrian Hill Architects
Niall Barrett, Engineer
Paul O' Brien, Engineer Planner
Sean Keane, Water Services Section

**Representing the Planning Authority:**

Claire Mc Veigh, Senior Executive Architect
Fionnuala May, County Architect
Gemma Carr, Senior Executive Parks Superintendent
Niall Thornton, Transportation Planning
Paul O Brien, Executive Planner
Sean Keane, Water Services Station

## **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 the 27<sup>th</sup> 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 13<sup>th</sup> March, 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. Rivermeade Local Area Plan 2018-2024; residential density.**
- 2. Design of residential accommodation in the context of the Village Design Framework Plan and relevant provisions of Rivermeade LAP. Residential layout including open space provision, public realm, relationship with adjoining sites and Local Centre.**
- 3. Roads layout, DMURS, traffic impacts.**
- 4. Wastewater treatment, surface water drainage and flood risk assessment.**
- 5. Any other matters.**

## **1. Rivermeade Local Area Plan 2018-2024; residential density.**

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

- The inspector referred to the Local Area Plan for Fingal 2018 Rivermeade
- Sections such as improvements in schools, employment, open space and an increase in population were referred to.
- Inspector referred to the Guidelines for Planning Authorities on Sustainable Residential Development policy on Small Towns and Villages
- Development differs fundamentally from relevant LAP objectives as it is a single large development.

### **PA Response:**

- Would like to see Rivermeade evolve and develop from the Local Area Plan
- Concerns regarding proposed 253 units as this is in excess of 162 additional residential units at Rivermeade as provided for in the LAP
- Issues previously raised in the PA opinion regarding low density have not been addressed by the prospective applicant.
- Area is very remote and only rural services may be provided to the area
- Concerns surrounding the integration of land as 20 units would be separated by the river.
- The proposed SHD is an unusual development for this area
- Areas 9,10 and 11 should meet with the national policy
- Recreational hub is privately owned was previously zoned
- Issues with the proposed football pitch
- The development is inconsistent with the Rivermeade Village Development Framework Plan

### **Prospective Applicants Response:**

- It is vital that LAP areas 9, 10 and 11 are to be developed as a single unit and this is provided for in the LAP. Significant infrastructure is expected to be front loaded to facilitate the development, this necessitates development areas 9, 10 and 11 being developed via one application.
- The development will be phased over several years
- Plan to replace football pitch to release land for housing development, feel this can be achieved
- Can provide rationale for the creche as there is a need for more housing and residential amenities such as shops in this area
- Are aware of the national guidelines
- Feel the area needs an influx of housing to develop,
- The residential development will enable the delivery of the bridge over the Ward River and the creche and community facilities and the new wastewater pumping station.
- The proposed density is considered appropriate for this location with regard to relevant policies and is necessary to ensure the delivery of the infrastructure required by the LAP.
- Strong support from the local community for amenities and housing
- Other lands zoned in the LAP are unlikely to be brought forward for development

### **ABP further Comments**

- Fundamental strategic issue with this development
- Justification will need to be provided for the increase in the number of units above that provided for in the Rivermeade LAP and justification for the question of development being delivered via one application given the existing scale of Rivermeade.
- How does the development respond to section 6.3€ of the Guidelines for Sustainable Residential Development in Urban Areas.
- Very strong rationale and justification needed to demonstrate how the development will fit in with the LAP.
- Development will need justification at application stage
- There are no connections and sustainability could be an issue here
- Low density level will need to be addressed

### **2. Design of residential accommodation in the context of the Village Design Framework Plan and relevant provisions of Rivermeade LAP. Residential layout including open space provision, public realm, relationship with adjoining sites and Local Centre.**

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

- Village design framework plan and the proposed layout
- Proposed Boulevard may create limited opportunities and difficulties
- Rationale for proposed open space provision

#### **Planning Authority Comments:**

- Density of housing is very low.
- Need for improved housing mix.
- Need for a wider buffer to Toberburr Road.
- Creating links from Rivermeade estate is important
- Layout of the crèche may need to be re-examined to ensure that set down areas are not compromised. This area is a 'missed opportunity' to develop in accordance with the VDFP.
- The site has a specific demographic, concerns over the area being very rural
- Site must be unique to draw people into the area
- Would prefer if the site had a higher density
- Concerns surrounding the village centre, distinguish the outdoor areas to the standard areas
- Boulevard should be wider so there is good open space
- Cul de sacs should be re-examined as they are quite long and serve a low number of units.

#### **Applicant Comments:**

- Issue of the ownership of the bridge causes restrictions
- The site has various constraints
- Can re-examine the buffer zone to enlarge it
- The proposed residential density is the minimum necessary to ensure the development of the site, could develop at a higher density.

#### **ABP further Comments:**

- Liase with the Planning Authority
- Justification for the proposed layout is important

- Provide a rationale for the layout and demonstrate how it all works together with other aspects of the development and with existing dwellings.
- Justify the proposed SHD application as opposed to applying to the planning authority.
- Integrate the proposals, house types, open space and finishes to ensure that all areas tie together
- Justify the context and the SHD development
- More discussions with the Planning Authority are necessary.

### **3. Roads layout, DMURS, traffic impacts.**

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

- Access through the Rivermeade estate, Toberburr Road and the scheme
- Pedestrian and cycle routes to be clarified

#### **Prospective Applicants response:**

- Assessed junctions
- Traffic will have no impact on existing school
- Will re-examine the Traffic Impact Assessment

#### **Planning Authority comments:**

- DMURS- Winding roads may be beneficial ramps may be needed if straight roads are being proposed
- Concerns there will be a high dependency on cars, clarification will be needed if there will be on street parking in this development
- Concerns over the road layout as road should be further from the hedge as it is very close
- Concerns over the increase in houses
- Constraints on the site and linkage
- Issues in the Traffic Impact Assessment, needs to be re-examined
- No future plans to upgrade Toberburr Road
- In favour of the emergency access road, provide taken in charge details

#### **ABP further Comments:**

- Demonstrate that the constraints on the road have been addressed
- Restrict the emergency road to emergency vehicles
- Re-examine the Traffic Impact Assessment
- Justification over pedestrian and cycle routes

### **4. Wastewater treatment, surface water drainage and flood risk assessment.**

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

- New wastewater pumping station and its proximity to flood zones

#### **Planning Authority comments:**

- Concerns that the location of the pumping station is in close proximity to residential units
- Statement of design should be included with application
- Applicant should engage further with Irish Water
- OPW should be notified regarding the proposed bridge

**Prospective Applicants response:**

- Flood Risk Assessment was carried out on the site
- Satisfied that issues can be addressed
- Irish Water agreement regarding taking in charge

**5. Any Other Matters**

**Further ABP Comments:**

- Archaeology matters liase with the Planning Authority
- Address whether an EIAR is mandatory

**Planning Authority Comments;**

- Sustainable energy sources should be examined
- Creche could provide an opportunity to make the site more unique
- Public Art

**Prospective Applicants Response:**

- Department are satisfied with the response
- Will address if an EIAR is required

**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  
May, 2019