



Case Description	283 no. houses and 121 no. apartments and associated site works. Newcastle South & Ballynakelly, Newcastle, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	2 nd Meeting		
Date:	30 th April, 2019	Start Time	2.30pm
Location	Offices of An Bord Pleanála	End Time	3.45pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan , Senior Planning Inspector
Aoife Duffy, Executive officer

Representing the Planning Authority:

Hazel Craigie , Senior Planner
William Purcell, Senior Engineer (Roads)
Suzanne Furlong Senior Parks Superintendent
Brendan Redmond Assistant Parks Superintendent
Rosaleen Dwyer, Heritage Officer
Brian Harkin, Senior Executive Engineer, Water and Drainage
Ronan Toft, Assistant Engineer Water and Drainage

Representing Prospective Applicant:

Aidan McLernon, Development Manager, Cairn Homes
Declan Brassil, Planner, Declan Brassil and Co.
Dan Reilly, Engineer DBFL
James Donlon, Planner, Cairn Homes
Jim Boxham, Landscape Architect, Murray Associates
Nigel Neely Architect, Mola Architects

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 16th April 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 1st April, 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. The boundaries of the site and the layout of the proposed development.

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ABP sought further elaboration/discussion on:

- Changes to the site boundary and the proposed layout compared with the previous pre-application meeting ABP-303022-19 and to the layout shown in the LAP
- Urban design in relation to the principles and specifications set out in DMURS and the local area plan,
- Concerns about the weak frontage along the main street though the site and around the square zoned as open space,
- Concerns about the doubling up of roads and the departure from a rectilinear layout with perpendicular junctions along the main street set out in LAP
- Competing objectives with regards urban design and hedgerows in the LAP, and the primacy of the former over the location of replacement hedges
- Amenity for occupants of apartments, including the privacy and outlook for ground floor apartments, and the application of the 2018 design guidelines to all apartments including own-door units.
- Surface water drainage

Planning Authority's comments:

- Expressed concern about the deviation from the layout shown in the LAP, in particular the absence of streets to provide the planned square around the open space along the western side of the site and the doubling up of roads
- Innovative approach required to comply with the objectives of the LAP regarding the layout of streets and open space and the retention of hedges
- Integration with the development of adjoining land is important and should be achievable
- Concerns that the development should have a stronger urban edge
- Application should be accompanied by drawings showing proposal overlaid with zoning and layout under LAP
- Hedges are important for heritage and biodiversity, especially for bats
- Consider using different colours for road finishes
- Necessary Quantum of open space would be difficult to achieve
- Surface water attenuation concerns, calculations have not been agreed
- The provision of on-street parking advised as it would facilitate the planting of street tree

Prospective Applicant comments:

- There are competing objectives in the LAP, the proposed development seeks to balance them, retaining and reinforcing hedges while providing urban streets and connectivity
- Noted the comments from the board's representatives regarding the relative importance of urban design over replacement hedges
- Consider that the proposed development provides active frontages, strong pedestrian routes and complies with DMURS
- The development would increase the length of hedgerows on the site and would provide better routes for bats
- Drainage design in accordance with GDSDS using Microdrainage software

Further ABP comments

- Both parties should try to address issues regarding drainage before submitting an application or put forward a strong rationale for their position
- The various documents submitted with any application stage should be consistent with each other

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
May, 2019