



An
Bord
Pleanála

Record of Meeting ABP-304082-19

Case Reference / Description	321 no. residential units, enterprise building and associated site works. Land at Glenheron C, Charlesland, Greystones, Co. Wicklow.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th May, 2019	Start Time	11.30 a.m.
Location	Offices of An Bord Pleanála	End Time	1.30 p.m.
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

James Donlon, Cairn Homes
Aidan McLernon, Cairn Homes
Trevor Sadler, McGill Planning
Brenda Butterly, McGill Planning
Grace Corbett, IAC
Daibhi MacDomhnaill, Ait
Michael Dunne, Aecom
Shaun Grima, Aecom
Clodagh Holmes, Aecom
Tim Darmody, Darmody Architecture
Jennifer Lynch, Darmody Architecture

Representing Planning Authority

Fergal Keogh, Senior Engineer
Edel Bermingham, Senior Executive Planner
Ruairi O'Hanlon, Senior 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 25th 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 29th 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. **Action Plan – zoning, phasing, quantum of development**
2. **Development Strategy- layout, density, open space provision, elevational treatment, childcare provision**
3. **Traffic and Transportation**
4. **Drainage**
5. **Archaeology**
6. **Any other matters**

1. Action Plan – zoning, phasing, quantum of development

ABP sought further elaboration/discussion on:

- Addressing the issues in relation to zoning, phasing and quantum of development
- Status of draft Charlesland Action Plan AP7
- Phasing arrangement in particular in relation to enterprise/residential uses
- Extent of proposed enterprise/community uses proposed

Prospective Applicant's response:

- Zoning objectives in draft Area Action Plan and LAP allows for development proposed
- Phase 3 cannot begin until school in Phase 2 is completed, this is expected to be completed by September
- Phase 1 included crèche and community facilities
- Prospective applicant not shying away from providing employment development on site but revising proposed phasing for scheme
- Residential development on site cannot be stalled until full employment zoning is built out

Planning Authority's comments:

- PA have vision for proposed site and not satisfied with prospective applicants' proposals
- Proposed development does not meet objectives in relation to providing employment uses in initial phases prior to construction of residential development and proposal would materially Contravene the Development Plan
- Wording in LAP relating to community/enterprise is not clear
- IDA have indicated that they can provide employment for site which in turn may help reduce commuting traffic on N11
- No phasing set out in LAP
- Not satisfied with the enterprise unit proposed as it is not as per the requirement in the LAP

Further ABP comments:

- Set out in application documents the zoning objectives across the proposed site outlining areas involved
- Give justification having regard to the quantum of uses proposed relative to thresholds set out in LAP
- Outline justification for the proposed development in relation to phasing proposed and having regard to the issues raised by the PA
- Such justification at application stage should include any relevant data available
- Anticipate PA stance at application stage and address in application
- ABP will have regard to local policy, as well as national policy
- Liaise with PA prior to lodging application

2. Development Strategy – layout, density, open space provision, elevational treatment, childcare provision

ABP sought further elaboration/discussion on:

- Layout in the context of DMURS and Sustainable Residential Development in Urban Areas with associated Design Manual, level differences noted, use of cul-de-sacs/road lengths; tight bends; road dominated scheme
- Frontage onto dual carriageway and unnamed road
- Provision of a strong urban edge along both these roadways;
- Proposed site located within the Metropolitan area, Large Growth Town II within LAP
- Density proposed in the context of the Sustainable Residential Development Guidelines, having regard to the locational context of subject site
- Quantum and location of public open space areas surrounded by roads, some areas residual in nature, usability of spaces; level differences; desire to ensure that it is functional and usable, passively supervised with good pedestrian and cycle linkages; landscaping/boundary treatments
- Interface between private and public open space areas, how laneways will be maintained
- Justification for lack of childcare facility
- Elevational treatments, in particular materials/finishes; proposed use of render to apartment blocks

Prospective Applicant's response:

- Increase in density moves away from density set out in LAP
- Opportunity to give more definitive edge to proposed development using duplex units
- Prospective applicant has tried to preserve trees on proposed development site
- Aim to achieve permeability from proposed development to school and wider area
- Retention of trees in open space areas, open space areas similar to those in Phase 2
- Treelined walkway to bus stop will form part of proposed development
- Vehicular connectivity through Seabourne estate resisted by residents, pedestrian/cycle connectivity can be achieved
- Glimpse views through site to golf club
- Key principles of DMURS used together with feedback from section 247 meetings with PA are noted

Planning Authority's comments:

- Feel layout developed before introducing DMURS
- Have regard to recent review of DMURS, submit DMURS Street Design Audit with application
- Support ABP comments in relation to creation of better street edge
- Consider better mix of unit type, for example three-bed units and bungalows
- PA would prefer more centralised open space area
- Higher density on site would assist the employment element

Further ABP comments:

- Consider urbanising layout along roadway, including apartments fronting onto roadway so as to strengthen edge of proposed development
- Consider higher buildings having regard to the Building Height Guidelines
- Include CGI's, visualisations and cross sections in application
- Provision of good quality open space
- Have regard to finishes proposed on buildings
- Childcare justification to be submitted in application

3. Traffic and Transportation**ABP sought further elaboration/discussion on:**

- PA Opinion raise concern regarding new access onto dual carriageway

Prospective Applicant's response:

- Analysis can be prepared to show how access can be safely achieved to the proposed development
- Pedestrians/cyclists will have access through to other schemes
- Trees will be replaced on proposed site
- Will consider including a pedestrian crossing to school from proposed development as school has possible additional access point along dual carriageway

Planning Authority's comments:

- Dual carriageway does not allow for left in left out, developments are accessed from the roundabouts along the dual carriageway
- Access may cause traffic hazard and impact on the aesthetics of the dual carriageway
- PA would prefer access through the Seabourne estate and roads have capacity to carry the volume of cars, prospective applicant have right of way to access these lands

Further ABP comments:

- Submit map showing location to services
- Consider including pedestrian crossing from proposed development to school opposite
- Address issues raised by Roads Department report in PA Opinion

4. Drainage**ABP comments:**

- Irish Water raise no issues in submission
- Have regard to and address issues raised in PA Opinion

5. Archaeology**ABP comments:**

- Comments sought from DAU will accompany Opinion
- Contact DAU in advance of lodging application

Prospective Applicant's response:

- Testing completed and results to be submitted with application

Further ABP comments:

6. Any other matters

ABP comments:

- Documentation to be submitted with application – Schedule of Floor Areas, Arboricultural Report, CGI's and Cross Sections, letters of consent in relation to connections, submit EIAR Screening Report if not submitting EIAR
- Ensure no discrepancies in drawings
- Have regard to protection of existing neighbouring residential amenities
- Liaise with NTA in relation to bus parking bays

Applicants Comments

- Redlines extended to public roads
- Letters of consent

Planning Authority's comments:

- Address ground water in relation to storm drainage
- PA don't require consent if carrying out works to public road

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