



An
Bord
Pleanála

Record of Meeting

ABP-304246-19

Description	495 no. dwellings (228 no. houses, 42 no. duplexes, 225 no. apartments), childcare facility and associated site works. Lands on west side of R405, Crodaun, Celbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th May 2019	Start Time	10:11 a.m.
Location	Offices of An Bord Pleanála	End Time	11:40 a.m.
Chairperson	Tom Rabbette	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Brian Magee, client
David Mulcahy, Planning Consultant
Donnadhadh O'Brien, Consulting Engineer (strategic)
Eoin Reynolds, Traffic Engineer
Greg Daly, Consulting Engineer (local)
John Cross, Architect,
Kevin Fitzpatrick, Landscape Architect
Spencer Marron, Client
Emmett Nugent, Architect

Representing Planning Authority

Eoghan Lynch, Senior Executive Planner
George Willoughby, Roads Department
David Hall, Water Services Department

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 15th May 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 18th 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. Development strategy for the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, childcare facility**
- 2. Infrastructural constraints- foul and surface water drainage; flood risk**
- 3. Transport and parking**
- 4. Any other matters**

1. Development strategy for the site to include layout, density, unit mix and typology, elevational treatment, connectivity, Part V proposals, open space provision, childcare facility

ABP sought further elaboration/discussion on:

- Layout in the context of DMURS and Sustainable Residential Development in Urban Areas with associated Design Manual, given the location of the site; 12 criteria as set out in Urban Design Manual; creation of an urban edge along public road; lack of identifiable street hierarchy; character areas
- Justification for density proposed
- Unit mix and typology and prevalence of three bed and larger units
- Elevational Treatment in particular to apartment blocks and childcare facility; materials/finishes
- Connectivity achievable in the surrounding area
- Part V proposals
- Open space provision and the desire to ensure that it is functional and usable; hierarchy of open spaces; interface between public/private and communal open space areas; landscaping; waste management

Planning Authority's comments:

- Advised a feature building at the north point of the site
- Part V issues need to be addressed
- Maisonettes on the ground floor preferable; further examination/discussion required
- Crèche size
- Density and height proposed in the context of Celbridge LAP

Prospective Applicant's response:

- The density excluding the roads is 47.3 units per hectare
- Elevational treatment being examined
- Both active and passive open spaces can be worked on
- Rationale will be provided for removal of hedgerow, if necessary
- Crèche size can be addressed

Further ABP comments:

- Holistic approach required in relation to overall layout- layout as proposed appears to be split into two parts- attempt to make a more appropriate transition; multi-disciplinary team advised; submission of design statement
- Hierarchy of streets and open spaces
- 61.5 % of units are 3 beds; advised varying unit mix/typology
- Elevational treatment needs to be of a high quality; serious concerns regarding elevational treatment of apartments/retail/crèche units
- Discuss Part V proposals further

2. Infrastructural constraints- foul and surface water drainage; flood risk

ABP sought further elaboration/discussion on:

- The Lower Liffey Valley Drainage Area and its impact on the proposed development, timelines etc
- Foul and surface water drainage
- Flood risk

Planning Authority's comments:

- Upgrades and connections are required
- Collaboration with developers in the vicinity advised
- Kilwogan Stream runs along boundary- site specific flood risk assessment required
- Highlight at application stage that the client's landholding includes the stream
- Detail the future maintenance of the stream

Prospective Applicant's response:

- Outlined constraints
- Irish Water is satisfied with proposals
- Roads department of Kildare Co.Co willing to take in charge – surface water
- Three phases of removing surface water from the system
- The works facilitate a phased development
- There is a broad masterplan for units in the wider area
- Works for the old town have been carried out already and are in the public domain
- The client's landholding includes the stream

Further ABP comments:

- Satisfy yourselves that an application is not premature
- Address surface water timelines
- Outline phases and flood risk
- There is no further information sought at application stage; further discussions to take place between the prospective applicant and Irish Water/P.A regarding issues raised

3. Transport and Parking**ABP sought further elaboration/discussion on:**

- Access points to the site
- Traffic and parking

Planning Authority's comments:

- The R405 has queuing especially at peak times
- The development of more houses and apartments will add to traffic
- Recommend one access point
- Access closest to the roundabout should be closed off
- There should be no traffic lights; recommend a right turning lane

- A mini masterplan with input from other developers in the area would help
- A spine road should not be less than 5.5 meters
- Submit a noise assessment
- Provision of cycle parking at crèche
- 10% visitor parking is needed
- Cycle access to the south should be detailed
- Proposed bridges over stream require further detailing
- Lands to the west are not zoned however would like to see potential connectivity
- Ensure that fencing at the streams and bridges don't impact upon flood zones
- The stream is deep- be conscious of safety concerns

Prospective Applicant's response:

- One access point will not work
- DMURS has a requirement of one access for every 400 units
- A staggered arrangement has been created
- This is 65 meters which exceeds the requirement
- 2 access points are needed for permeability
- This will allow right turns and traffic lights are required
- A masterplan can be submitted
- Fencing will be at the stream and it can be graded down

Further ABP comments:

- Justify why two access points are needed, having regard to comments of PA
- Consult with the DMURS policy document

4. Any other matters

ABP comments:

- Submit Daylight and Sunlight analysis; cross sections, schedule of accommodation, ecological survey, building lifecycle report, taking in charge drawing, landscape and boundary treatments, CGI's (both internal and external), waste management details, management report, screening report for appropriate assessment and school demand report
- Justify the car parking numbers
- Clarify the proposals for Zone F open space; recommend discuss with the Parks Department of Kildare Co. Co.

Planning Authority's comments:

- Recommend 10% visitor parking
- Car parking could be colour coded

Applicants Comments:

- A landscaped podium is contained
- Visitor parking can be 10%
- An EIAR will be submitted
- Further discussion with the P.A regarding Zone F Open Space can take place

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
June 2019