



An
Bord
Pleanála

Record of Meeting ABP-304348-19

Case Reference / Description	10 year permission for 253 no. residential units (211 no. houses, 42 no. apartments), offices/shops, crèche and associated site works. Bullford, Kilcoole, Co. Wicklow.		
Case Type	Section 5 Pre-application Consultation Request		
Date:	04/06/2019	Start Time	9.15am
Location	Offices of An Bord Pleanála	End Time	10.30am
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Larry and Sean Keegan, Applicant
Paul O Toole, PCOT Architect
Paul Turley, JSA
Ronan Mac Diarmada, RMDA Landscape Architects
Stephen McQuade, 2HQ Consulting Engineering
Eamon McMahan, 2HQ

Representing Planning Authority

Lucy Roche, Executive Planner

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 27th 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 14th May, 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. Previous reasons for refusal in respect of file number ABP-302552-18**
- 2. Any other matters**

1. Previous reasons for refusal in respect of file number ABP-302552-18

ABP sought further elaboration/discussion on:

- Previous reasons for refusal in relation to file number ABP-302552-18
- Water network upgrades, 3rd party consents and the status of Irish Water Project Services Agreement
- Matters contained within report of Irish Water to An Bord Pleanála (dated 27/05/19) and report of Drainage Division of planning authority (as contained in Appendix B of PA Opinion)
- Demonstrate how the refusal reasons can be overcome
- In relation to AA Screening, intrinsically linked to first reason for refusal; need to address concerns raised; need to ensure, beyond reasonable scientific doubt, integrity of designated sites
- Matter of material contravention of LAP objective and removal of 14 units from open space zoned lands; advised that proposals for this area of open space be outlined in application

Planning Authority's comments:

- No major issues with the proposal
- Delivery of capacity would depend on Irish Water
- Not many developments in Kilcoole at present
- Have a policy in the development plan that it may not be possible to build on public open space in residential areas

Prospective Applicant's response:

- Project Works Services Agreement due by August from Irish Water
- Acquisition, timelines, procurement, upgrades and planning details will be demonstrated in the report by Irish Water
- Irish Water Report will provide better clarity on any water concerns/Issues
- No significant issues with water supply or with the Planning Authority
- Upgrades are unknown at present
- Can comply with issue of open space

Further ABP comments:

- Clarity and certainty is important, address any Irish Water concerns
- In the absence of such clarity, the application may be considered to be premature
- Concerns should be addressed before application stage
- Address what infrastructure is required, when it is to be delivered relative to the delivery of the proposed development, who is to deliver the necessary infrastructure
- Applicant needs to satisfy himself/herself that application is not premature pending clarity and certainty around the delivery of the required infrastructure
- Collaboration with Irish Water and PA recommended
- Clarify and specify in the application land that is zoned for open space/proposals for same

2. Any Other Matters

ABP sought further elaboration/discussion on:

- Demonstrate how the density is calculated and set out what is included/excluded in calculations
- In terms of unit mix, number of 3 and 4 bed units is high; recommend re-examining mix
- Consider any potential 3rd party concerns at application stage
- Elevational treatments in particular materials/finishes onto Main Street; quality of design proposal; re-examine render finish/detailing
- Address any Planning Authority concerns
- In terms of traffic/transportation, previous decision of the ABP is noted

Planning Authority's comments

- Would have concerns with proposal in absence of provision of Link Road as it is vital in creating access
- Would like to see constructed as it is an objective in the LAP
- Difficulty in providing the road if it's not delivered before the development starts

Prospective Applicant's response:

- Would be happy to work with the Planning Authority on concerns raised
- Will look at the unit mix

Further ABP comments:

- Submit a building life cycle and school demand report
- Ecological report may be needed
- Quality of materials and finishes emphasised
- Be cognitive of SPP4 in the Apartment Guidelines, in terms of unit mix

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
June, 2019