



An  
Bord  
Pleanála

## Record of Meeting 304422-19

<b>Case Reference / Description</b>	589 no. residential units (403 no. houses, 44 no. duplex units, 142 no. apartments) and associated site works. Lands at Newtownmoyaghy, Kilcock, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	20 <sup>th</sup> June, 2019	<b>Start Time</b>	2.30pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	4.30pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Aoife Duffy

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey Senior Planning Inspector
Ken Moloney, Planning Inspector (Observing)
Aoife Duffy, Executive Officer

### Representing Prospective Applicant:

Adrian Toolan, MH Planning Consultants
Alex Walsh, Mc Garrell Reilly Group
Dan Reilly, DBFL Consulting Engineers
Jim Keogan, MH Planning Consultants
Nodhlaig Barry, McGarrell Reilly Group
Paul McVeigh CCK Architects
Sharon Reilly, Mc Garrell Reilly Group
Michael Crowe, CCK Architects

### **Representing Planning Authority:**

Alan Russell, Executive Planner
David Keyes, Senior Executive Engineer
David O Reilly, Executive Engineer
Joe McGarvey, Executive Engineer
Padraig Maguire, Senior Executive Planner
Patrick Gallagher, Senior 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 6<sup>th</sup> June, 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 10<sup>th</sup> 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. Principle of Development**
- 2. Development Strategy**
- 3. Traffic and Transport**
- 4. Residential Amenity**
- 5. Drainage and Flooding**
- 6. Archaeology**
- 7. Any Other Matters**

### **1. Principle of Development**

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

- Principal of Development with regards to phasing and the requirements of the Meath County Development Plan
- The core strategy, RSES targets and update with regards to both Meath and Kildare areas in terms of future population distribution
- Delivery of infrastructure with regards to the distributor road and flood relief works
- Proposal may be a material contravention in relation to phasing as set out in the Meath County Development Plan
- Re-location of the school site and proposals to deliver same

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

- Land is zoned for residential use, Planning Authority would be supportive of the development
- Infrastructure is in place to serve the development and past flooding issues have been resolved
- Development is in close proximity to Kilcock town centre and will assist in the regeneration of the town
- Irrespective of phasing requirements, the site has the potential to deliver housing on the land due to significant infrastructural investment
- Can make a case to justify the phasing
- Have reserved a school site, location of the school is still under consideration. The previous site was considered unsuitable due to traffic constraints

#### **PA Comments:**

- Would have no current updates on figures for the RSES
- Number of units exceeds that set out in the current core strategy and development is considered a material contravention of the plan
- Note that Kilcock is within Metropolitan Area and that the council support its future growth
- There is provision for joint plan with Kildare Co. Co. for Maynooth, but it is not intended to prepare a joint plan for Kilcock
- Note that the site is close proximity to existing public transport and that infrastructural works have been undertaken
- Discussed with the Prospective Applicant an alternative location for the school due to constraints associated with the identified site from a traffic perspective.

- Expecting the RSES to be published by the end of the month which will give further clarity regarding population targets and the future growth of the settlement

### **Further ABP Comments**

- Clarity is needed on future population growth levels for both the administrative areas of Meath and Kildare, could potentially be an issue of prematurity
- The development is large in the context of Kilcock and it will need to be demonstrated that it is sequentially an appropriate site for development in the context of the settlement as a whole
- It should be clearly demonstrated what infrastructure has been implemented to date and that full compliance has been achieved.
- Planning history of lands should be reviewed
- Should look at previous decisions with regards to the material contravention issue
- Clarity regarding school site and implementation of same should be provided having regard to planning history of adjoining lands and need to provide appropriate social infrastructure to serve the development
- May be beneficial to discuss with the Department of Education, may need further information or consideration particularly regarding appropriate size, no. of classrooms etc.
- Would advise further discussion with the Planning Authority

## **2. Development Strategy**

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

- Proposed layout and density proposed
- Housing mix and in particular the high percentage of three and four bed houses
- More distinction is needed between the different character areas
- Materials and finishes proposed need clarity
- School and GAA land in terms of permeability and connections and appropriate interface
- Disposition and quality of open space
- The lack of a clear road hierarchy and compliance with DMURs

### **Prospective Applicants response:**

- Site is appropriate for the development. The Royal Cannel Greenway is located to the south. It is a short cycle to the university of Maynooth and close to the town centre and GAA Pitch
- Location of apartments considered appropriate
- Good character areas with good open space
- Will use render and brick in the proposed design

### **Planning Authority comments:**

- Would agree with ABP comments regarding character areas
- Streets don't come across as being different, need to have defined character areas and greater range of house typology
- Lands are handed over to the GAA Club

**Further ABP Comments:**

- Open space is surrounded by Link Roads. Need for open spaces to be designed with appropriate enclosure and passive surveillance
- Roads should follow DMURS principals, streets should be safe.
- Further consideration is needed regarding overall architectural approach, development strategy and urban design
- Materials should be robust and sustainable, brick and stone finishes are better. Render not acceptable on apartments
- Provide more detailing on materials and finishes
- Balcony treatment should be of high quality as the site is prominent
- Justify unit typology and consider scope for more 2 bed units
- Open space is not well integrated, opportunities to improve interface with open space and adjoining lands particularly school site and GAA lands should be explored
- Provide a detailed landscape plan and details of boundary treatment. Landscape strategy of particular importance having regard to the extent of open space proposed.

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

- Traffic and transport assessment and technical issues raised by Meath Co. Co.
- Design of internal road layout
- Access and parking arrangements to serve crèche and GAA lands
- Pedestrian and cyclist connectivity to the wider area including future linkages to the school, GAA lands and Kilcock Town Centre
- Potential link to the Moyglare Road
- Works along the R125

**Planning Authority comments:**

- Access and layout points may need to be re-examined
- 2-metre footpath outside the red line boundary may require 3<sup>rd</sup> party consents
- Would have concerns with parking and set down areas
- Development should be cognitive of DMURS and need for permeability
- Proposed access to the GAA lands may not be appropriate
- There is an objective to provide a link to the Moyglare Rd.

**Prospective Applicants response:**

- Will review further at application stage
- Will provide a justification for parking arrangements to serve GAA pitch

**Further ABP Comments:**

- Satisfy that appropriate pedestrian connections along the R125 can be provided
- Clarity is important in the drawings particularly works within the red line. Clarity to be provided as to who will implement the works
- Discuss technical matters further with the Planning Authority
- Ensure that appropriate connectivity is provided
- Landscaping is critical and this must be considered in terms of its location within the flood zone. Needs further consideration
- Reconsider internal road layout

- Consider further set down and parking arrangements for crèche and GAA pitch and any potential conflict with residential area

#### **4. Residential Amenity**

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

- Potential impacts of the development on existing residential dwellings along the R125
- The location of the apartments on the northern site and their potential impact on residential amenity
- Good lighting is important with regards to safety

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

- Having well-designed streets is important

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

- Will re-examine at the landscaping and layout
- Will consider layout with regard to impacts on residential amenity

#### **5. Drainage and Flooding**

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

- History of flooding on the site, flood protection measures implemented to date, the status of the distributor road.
- Extensive flooding in 2017 and impact this had on the site
- PA Concerns and flood zones A and B and Justification Test

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

- Flood zones A and B are not clearly set out in accordance with the requirements of the guidelines
- A Justification Test is needed

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

- Infrastructure and flood relief works are in place
- Flood works have been completed
- Significant works carried out to the Distributor Road
- In 2017 the flood plain flooded, no houses were affected
- Flood Measures were granted in 2013
- Can provide further clarity in the Flood Risk Assessment
- Can provide the Justification Test and address the PA concerns
- Concerns with regards to infiltration rates and SUDS, will discuss with the PA further

##### **Further ABP Comments:**

- Need to have a clear road map and demonstrate how previous condition regarding the adjacent lands has been complied with regarding delivery of infrastructure works
- Address any issues raised by the PA
- Flooding has been a significant issue, ensure that development is compliant with the Guidelines
- Provide a full Justification Test

- Address Planning Authority concerns
- Agree figures and submit all supporting documentation

## 6. Archaeology

### ABP sought further elaboration/discussion on:

- Application should carry out a full Archaeology Assessment due to presence of National Monuments on the site.

### Prospective Applicants response:

- Are preparing an EIAR
- Will resolve issues and liaise with the Planning Authority/DAU

### Planning Authority comments:

- Would agree with ABP comments

### Further ABP Comments:

- Address in full detail

## 7. Any Other Matters

### ABP Comments:

- Provide an assessment and justification for scale of crèche having regard to other facilities in the town and catchment
- Should submit a school demand assessment
- Building life cycle report should be submitted at application stage
- Consider Appropriate Assessment issues
- Materials and finishes are important

## Conclusion

### 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)

---

Tom Rabbette  
Assistant Director of Planning  
July, 2019