



An
Bord
Pleanála

Record of Meeting ABP-304820-19

Case Reference / Description	257 no. residential units (126 no. houses, 131 no. apartments), creche and all associated site works. Former Wayside Celtic Football Club Sports Grounds and Adjoining Lands, Enniskerry and Glenamuck Road, Kilternan, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	14 th August 2019	Start Time	14:30 p.m.
Location	Offices of An Bord Pleanála	End Time	16:30 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Erica Kearns, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Trevor Sadler, Planner, McGill Planning
Brendan O'Reilly, Deloitte (Receivers)
Patrick Morgan, Deloitte (Receivers)
Deirdre O'Connor, NAMA
Cian Burke, NAMA
Shaun McHugh, NAMA
Stephen Manning, MCORM Architects
Sebastien Mahony, MCORM Architects
Roger Mullarkey, RM Engineers
Jason Walsh, Atkins Engineers
Ronan MacDiarmada, RMD Landscape Architects

Representing Planning Authority

Ger Ryan, Senior Planner
Siobhán McManus, Executive Planner
Simon Bradshaw, Assistant Planner
Elaine Carroll, Executive Engineer
Clare Casey, 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 26th July 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 2nd July 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. **Residential density having particular regard to the definition of net density set out in Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.**

2. **Compliance with provisions of Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development and future development of landholding.**
3. **Development strategy including housing mix; neighbourhood centre; siting and disposition of duplex units; connections and permeability to adjacent lands; public realm and passive surveillance; landscape strategy.**
4. **Roads and transportation issues; Part VIII works and interface with Enniskerry Road; roads layout; pedestrian and cycle connections; car and cycle parking provision.**
5. **Crèche and school capacity.**
6. **Drainage and flood risk.**
7. **Any other matters.**

1. Residential density having particular regard to the definition of net density set out in Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.

ABP sought further elaboration/discussion on:

- Rationale for density calculation

Planning Authority's comments:

- Broadly accept the density
- The LAP has a density of 40-45 units per hectare

Prospective Applicant's response:

- The Dingle Way, Village centre and civic space serve a wider area
- The link road at Enniskerry could be a future distributor road
- There is a strip which needs to be set back
- ESB lines runs north-south and can't be developed
- A landscape buffer strip has been excluded
- At the village green - open space will preserve the trees

Further ABP comments:

- Show the overall masterplan
- Clarify the density calculation
- This is a major transport corridor
- Clarify the exclusion of the distributor road
- The exclusion of the north-south west link road is a concern

2. Compliance with provisions of Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development and future development of landholding.

ABP sought further elaboration/discussion on:

- Rationale for leaving the Island and road out of the development

Planning Authority's comments:

- Glenamuck road provides the best access route

- A link through Glenamuck road would be beneficial
- This would improve permeability
- Would prefer the road to happen in this phase
- Concerned that the north-south link will not be delivered
- If done in the first phase this could result in excluding it from the density calculation
- There are two connections which create compound cul-de sacs
- Examine if the village centre and **ressie** can be in phase 1
- The remaining **ressie** in the south east could be in phase 2

Prospective Applicant's response:

- The Island and road have been left out of the development to allow for flexibility in the next stage
- The tree line will be a natural buffer between phases
- Topography can make road design difficult
- Several social infrastructure projects are being delivered
- The development is served by two access points off the Enniskerry road with the possibility of a new road
- This application stands on its own two feet
- Connections can be outlined
- The residential will finance the neighbourhood centre
- Therefore the residential is needed first

Further ABP comments:

- Examine if delivery of the north-south link is possible
- Detail the phasing and examine if the neighbourhood centre and Dingle way can be in phase 1
- Set out the extant permissions in the area
- Meet the phasing requirements for the 13 criteria

3. Development strategy including housing mix; neighbourhood centre; siting and disposition of duplex units; connections and permeability to adjacent lands; public realm and passive surveillance; landscape strategy.

ABP sought further elaboration/discussion on:

- Housing mix particularly in the number of houses being provided
- Duplex units
- Connections to adjacent lands
- Layout design
- Landscape strategy and the village green
- Plaza at the rear

Planning Authority's comments:

- Connections to adjoining lands need to be clarified
- Concerned with the quantum retail and non-residential use
- The wider area is retail
- Services should be close to units

- Non-residential uses should be provided in the first instance
- If the choice is between a park and car parking
- It should be a park
- Soft landscaping is a preference
- Regarding courtyards there is no issue with them being communal and not public

Prospective Applicant's response:

- Housing mix is good
- Providing more apartments will be a challenge
- Crossing point at Dingle Way will be safe
- Links will be provided up to the boundary
- Ground floor space has been designed to allow for flexibility
- Initial proposal is for residential however it could be café etc
- Conscious of the quantum
- Car parking is proposed at the village green to service shops and a creche
- Bulk of cars are in the basement
- Hard space is at the front of the building
- There is a farmer's market at the weekends
- Functionality is important during the week
- Reducing hard landscape can be examined
- Plaza at the rear has bollards with a surfaced area
- This is a pedestrian priority area

Further ABP comments:

- Address the housing mix
- Some duplex units have side gables facing on
- Examine the level of passive surveillance
- Look to creating an urban edge
- Corner units are double fronted
- Explain how connections and permeability can be delivered
- Ensure that the neighbourhood centre is viable
- Detail the scale of the neighbourhood centre and how its managed
- Show connections to adjoining lands
- This site is not in isolation
- Ensure futureproofing and how it aligns with the LAP
- Resolve the set down area for cars
- Detail the treatment of the plaza

4. Roads and transportation issues; Part VIII works and interface with Enniskerry Road; roads layout; pedestrian and cycle connections; car and cycle parking provision.

ABP sought further elaboration/discussion on:

- Part VIII works
- Road improvements and set back

Planning Authority's comments:

- The Part VIII is proceeding

- In regard to the setback please note the Neighbourhood Framework Plan
- Detail the pedestrian and cycle connections
- There is a conflict linked with the Dingle Way
- In delivering the neighbourhood centre the applicant must explain management of trucks and delivery times

Prospective Applicant's response:

- Existing road is 7-8.5 metres
- Set back is 6-12 meters
- Further setback will result in losing the village feel
- Pedestrian and cycle connections will be detailed
- There is no conflict with the Dingle Way
- Vehicular access to the north will be low speed in a raised environment

Further ABP comments:

- Show when the Part VIII works start
- Explain if the junction arrangement is to be priority or signalised

5. Crèche and school capacity.

ABP sought further elaboration/discussion on:

- If future phases have been taken in account regarding creche and school capacity

Planning Authority's comments:

- There should be a demand analysis
- Detail the school capacity and residual capacity

Prospective Applicant's response:

- Future phases have been taken into account

Further ABP comments:

- Ensure that the whole site is future proofed

6. Drainage and flood risk.

ABP sought further elaboration/discussion on:

- Irish Water connections
- Draft wayleave
- Attenuation

Planning Authority's comments:

- Connection is at the **GLDR**
- Ensure that this application can stand alone

Prospective Applicant's response:

- All issues can be addressed
- There is room for attenuation
- A wayleave agreement has been reached

Further ABP comments:

- Ensure that all issues are addressed
- There is no further information sought at application stage

7. A.O.B.

ABP comments:

- Clarify the blue line boundary
- Submit a building lifecycle report
- Outline if there is a material contravention
- Have regard to EIAR regulations

Planning Authority's comments:

- Letters of consent can be provided for within the red line

Applicants Comments:

- An EIAR will be submitted

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

Rachel Kenny
Director of Planning

August 2019