



An  
Bord  
Pleanála

## Record of Meeting ABP-305175-19

<b>Case Reference / Description</b>	759 no. residential units (515 no. houses, 166 no. duplex apartments, 78 no. apartments), crèche and associated site works. Lands at Kilbride, Arklow, Co. Wicklow.		
<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>	2 <sup>nd</sup> October 2019	<b>Start Time</b>	14:45 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	16:46 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Daire McDevitt, Planning Inspector (Observing)
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Michael White, Lioncor
John Begley, Lioncor
Shaun Grima, Aecom
Clodagh Holmes, Aecom
Bryan Deegan, Altemar
John Montgomery, NMP Landscape Architects
Jacques D'arcy, BKD Architects
Danny Kelly, Conroy Crowe Kelly Architects
Andrew Muldowney, Arthur Gibney and Partners Architects
Niall Taylor, Taylor McCarney Architects
Trevor Sadler, McGill Planning

Brenda Butterly, McGill Planning
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### **Representing Planning Authority**

Fergal Keogh, Senior Engineer
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Marcus Linehan, Executive Planner
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Declan O'Brien, Executive Engineer
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### **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 12<sup>th</sup> September 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 16<sup>th</sup> August 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: compliance with the phasing strategy set out in the Arklow Local Area Plan 2018.**
- 2. Infrastructural Constraints: potential prematurity of the development pending the completion of the Arklow Waste Water Treatment Plant and associated**

- network upgrades; the Arklow Flood Relief Scheme; and development upgrades required to IWS water network.
3. **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.
  4. **Development Strategy:** with particular regard to overall site layout and architectural approach; proposed housing mix; road hierarchy and compliance with DMURS; character areas; connections and permeability, including proposed pedestrian connection through the Town Marsh and potential biodiversity impacts.
  5. **Traffic and Transport:** with particular regard to access strategy.
  6. **Any Other Business**
1. **Principle of Development:** compliance with the phasing strategy set out in the Arklow Local Area Plan 2018.

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

- The site is identified as priority 3 lands.
- Whether it is appropriate to advance this site before priority 1 and 2 lands.

**Planning Authority's comments:**

- Action Area 2, Priority 2 lands are as far from the town centre as the priority 3 lands.
- There is flexibility in the LAP – subject to connections to the town.
- The delivery of a walkway would be positive.
- Broadly satisfied with phasing strategy.
- Arklow is a key growth area. No further update on any proposed amendments to the core strategy.

**Prospective Applicant's response:**

- Priority 1 and 2 lands are south of Arklow town.
- They have infrastructure restrictions and land ownership constraints.
- There is a history of lopsided development in Arklow, with little development to the north of the town. The development would rebalance the growth of Arklow.
- Priority 3 lands are currently peripheral however, the local school is facilitating a road connection to the Dublin Road which will improve connectivity and accessibility. This will open up the priority 3 lands.
- The new connection adjacent to the school will result in a 12-minute walk to the town centre.
- Marsh lands will be open to the public with a walkway proposed, further improving connectivity.
- The lands will be developed incrementally with the provision of key infrastructure.

**Further ABP comments:**

- Address why priority 3 lands are being developed before priority 1 and 2 lands.
- Have regard to the LAP and core strategy.

**2. Infrastructural Constraints: potential prematurity of the development pending the completion of the Arklow Waste Water Treatment Plant and associated network upgrades; the Arklow Flood Relief Scheme; and development upgrades required to IWS water network.**

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

- Arklow wastewater treatment plant.
- Flood relief scheme and interface with the walkway.
- Upgrades to IW water network and any separate consents or works through 3<sup>rd</sup> party lands.

**Planning Authority's comments:**

- Wicklow Co. Co. has previously granted permissions with timelines.
- There is no treatment plant and currently no potential for new connections.
- Keen to see a condition that would tie in occupation of this development with completion of the new plant.
- At present there is no capacity and temporary treatment plants are not feasible.
- The development does not need the flood relief scheme to go ahead and satisfied with applicant's proposals.
- Detail the wastewater connections.

**Prospective Applicant's response:**

- The wastewater treatment plant works are going to site in Autumn 2020.
- It will be a 3-year construction period.
- A 10-year permission is being sought and the housing units will be phased.
- Existing capacity in the water supply can be used.
- The Irish Water COF is for 1,350 units on existing watermain capacity. Will engage with IW further regarding water network requirements.
- Pre and post flood relief work schemes have been proposed.
- The design is not dependent on the flood relief works.
- The wastewater infrastructure will go across the Marsh lands.

**Further ABP comments:**

- Address the concerns regarding prematurity.
- A rationale is needed as to why a 10-year permission is being sought.
- Detail the walkway interface with proposed flood relief works.
- Engage with IW regarding potential upgrade works required and have a clear strategy as to how this will be addressed.

**3. 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 the net density calculation.

**Planning Authority's comments:**

- Satisfied with the proposed density.

**Prospective Applicant's response:**

- The red line includes the school pitch, works to the new roads and play areas.
- The density calculation has excluded the regional link road, area underneath the ESB lines, crèche footprints and the park adjacent to the flood zone.
- Will provide further clarity in the application.
- Open space is 18%.

**Further ABP comments:**

- Crèches are not to be excluded from the density calculation.
- Provide a rationale for what is being included and excluded in the density calculation. A case would have to be made to exclude the area underneath powerlines and park adjacent to marsh.
- Have regard to the national guidelines and a minimum net density of 35 units per ha must be provided.

**4. Development Strategy: with particular regard to overall site layout and architectural approach; proposed housing mix; road hierarchy and compliance with DMURS; character areas; connections and permeability, including proposed pedestrian connection through the Town Marsh and potential biodiversity impacts.****ABP sought further elaboration/discussion on:**

- Rationale for the proposed housing mix.
- Location of the neighbourhood centre.
- DMURS.
- Pedestrian connections to the school.
- If the proposed new school pitch is open to the public.
- If character areas are to be developed in accordance with a unified theme.
- Pedestrian connections through the Town Marsh and treatment/design of walkway.
- Biodiversity impacts.
- Areas to be taken in charge.

**Planning Authority's comments:**

- It is important that neighbourhood centres are located away from schools- no fry zone. A distance of 400 metres is considered appropriate.
- DMURS in principle seems good and should be detailed. The hierarchy of roads is clear.
- The applicant should explain how cycle paths tie into the road proposals.
- There should be additional pedestrian and cycle connections to the school.
- A full detailed design of the walkway is needed.
- The long-term maintenance of the walkway should be taken into account.
- Taken in charge proposals to be clarified.

### **Prospective Applicant's response:**

- The housing mix is robust.
- 2-beds are primarily in duplexes and 2 bed houses are proposed.
- 3 beds contain different types including smaller house types.
- 176 units are 3 beds containing 4 different size typologies.
- 44% of units are 1 and 2 beds.
- The overall plan is for 1,500 units in this area.
- The neighbourhood centre can be expanded in a future phase. The location is considered appropriate in urban design terms and is close to link road.
- There are kinks in the roads to slow traffic.
- The road alignment reduces speed and the majority of the raised tables are at the start of home zones.
- At the regional road- the safety of crossings will be ensured.
- In relation to school connections, two schools are proposed and there has been no information from the Department of Education regarding construction timescales or detailed design.
- The school pitch will be for private use.
- The Town Marsh and landscaping are informal which moves to formal and urban.
- Native planting and similar materials are being used for the four-character areas.
- The materials are white brick with a subtle consistency.
- More streamlining of materials could be done to bring more uniformity.
- The aim is to link the public open space to the Arklow pyramid.
- The walkway will be shared so cyclists can use it.
- Impacts on biodiversity will be detailed.
- Swails and filters are being used.
- The necklace of green areas could be taken in charge.

### **Further ABP comments:**

- Set out a rationale for the housing mix.
- Explain the different size types for the proposed 3 beds and the percentage of 1 and 2 beds. Consider provision of some additional 2 bed houses.
- Submit a rationale for the location of the neighbourhood centre.
- Examine the pedestrian and cycle connections, ensure futureproofing and appropriate interface with school.
- Ensure compliance with DMURS.
- Submit a rationale for why the school pitches are not for the benefit of the wider community and consider provision of active play facilities in the development.
- Submit a design statement and masterplan detailing further how coherence between character areas will be achieved.
- Improve the interface of duplexes at street 21/22 with public open space.
- Detail if there will be impacts on biodiversity.
- Address any hydrological impacts on the Marsh and also surveillance and public lighting.

## **5. Traffic and Transport: with particular regard to access strategy.**

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

- Cycle and pedestrian connections on the Kilbride Road.
- Vehicular access on the Dublin Road.

### **Planning Authority's comments:**

- Connection to the north is equally important.
- Pedestrian links are needed.
- At Kilbride Lane there is scope to make it DMURS compliant.
- The P.A is not the owner of the road and, therefore, their view is that a letter of consent cannot be issued
- A footpath can be delivered through a road opening licence. Satisfied that third party lands are not required.
- Traffic at the vehicular access route through the school lands to the Dublin Road is a concern. Traffic from the town centre could back up to this location. Not satisfied with modelling undertaken. Concern regarding design of road and junction due to level differences.
- Show how the road will tie in with the future Avoca river crossing.

### **Prospective Applicant's response:**

- The access strategy is focused on connectivity to the town primarily from the new access adjacent to the school.
- The lands outside the red line boundary required to facilitate new footpath connections is not owned by the applicant and as a result the works cannot be included. Noted that a detailed design however, for improvements to the Kilbride Road had been undertaken.
- Consent is only possible via a road opening licence. Noted that this matter would have to be addressed further at application stage.
- Access to the school is being relocated and there will be a controlled signalised junction. Consider access is important for connections and permeability.
- The regional road when completed will take the traffic from the town centre. The design of the link road will be compatible with future phases and the future Avoca River crossing.

### **Further ABP comments:**

- Connections are important and footpath connections along the road network to the north including Kilbride Lane will be required. Appropriate pedestrian and cyclist connections must be provided.
- There needs to be clarity regarding who is undertaking the works and how they will be implemented. This should be detailed at application stage.
- Submit a rationale for the proposed vehicular access route to the Dublin Road. Review traffic modelling and liaise further with WCC.
- A servicing strategy for the neighbourhood centre should be submitted.

## 6. A.O.B.

### **ABP comments:**

- There is no further information sought at application stage.

### **Planning Authority's comments:**

- No comment.

### **Applicants Comments:**

- No comment.

## **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](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).

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**Tom Rabbette**  
**Assistant Director of Planning**

**October 2019**