



An  
Bord  
Pleanála

## Record of Meeting ABP-305558-19

<b>Case Reference / Description</b>	219 no. residential units (135 no. houses, 84 no. apartments), creche and associated site works. Lands at Kilgarron Hill, north of the L1011, Townland of Parknasilloge, Enniskerry, Co. Wicklow		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	15 <sup>th</sup> November, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.05 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Kenny, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

John Spain, John Spain Associates
Blaine Cregan, John Spain Associates
Michael Whelan, Applicant
Stephen Manning, McCrossan O'Rourke Manning Architects
Patrick McNabola, McCrossan O'Rourke Manning Architects
Ian Worrell, Waterman Moylan Consulting Engineers
Aebhin Cawley, Scott Cawley
Lauren Shinkwin, Scott Cawley
Michael Gill, Hydro-Environmental Services
Bobby Water – PWC (Receiver)
Susan Fogarty, NAMA
Aidan Devlin, NAMA

## Representing Planning Authority

Fergal Keogh, Senior Engineer
Lucy Roche, 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 31<sup>st</sup> October, 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 4<sup>th</sup> October, 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. Natural Heritage - Hydrological Assessment.
2. Any Other Matters.

## **1. Natural Heritage - Hydrological Assessment.**

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

- The submitted Hydrological Impact Assessment and the potential hydrological impacts arising from the proposed development.

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

- Statement of consistency sets out steps taken to address previous reason for refusal.
- New Hydrological Assessment undertaken and NIS has been updated.
- Engaged in discussions with NPWS in relation to methodology for Hydrological Assessment. Reviewed existing information and collected supplementary information.
- Updated analysis confirms that no part of proposed development will affect SAC, no impact on tufa springs or other qualifying interest.
- Clear conclusions in this report together with mitigation measures.
- Construction / operation surface water management measures proposed. Initial set of measures in CEMP, plus additional mitigation measures provided in this application.
- Further details set out in application documentation in relation to future management of proposed development.
- Documentation has comprehensively addressed the issues previously raised by NPWS.

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

- Taking in Charge will be done as standard. PA not in a position to Take in Charge complex surface water management systems.

### **Further ABP comments:**

- Note updated documentation and Hydrological Assessment.
- Awaiting submission from NPWS, will accompany Opinion when issuing.
- Need to address issues raised in NPWS submission on previous application – including issues raised in relation to long term management of the site and any issues raised by NPWS in relation to the new documentation.

## **2. Any other matters**

### **ABP comments:**

- PA submission questions the creation of character areas.

### **Applicants Comments:**

- Number of character areas are proposed. Will clarify with more detail in application. CGI's will show how each character area is set out.

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

- LAP has criteria in relation to character areas which includes creation of sense of place.
- Revised plan removed brick finish. This is welcomed.

- Need to show how distinction is achieved in character areas.

## 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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Rachel Kenny  
Director of Planning  
December, 2019