



An  
Bord  
Pleanála

## Record of Meeting ABP-305724-19

<b>Case Reference / Description</b>	Demolition of house and barn, construction of 245 no. residential units (138 no. houses, 77 no. apartments, 30 no. duplex units), creche and associated site works. Leixlip Gate, Kilmacredock, Leixlip, Co. Kildare.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	28 <sup>th</sup> November, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	1.20 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:

Nicky Casey, McGill Planning
Trevor Sadler, McGill Planning
Shane Walsh, McCrossan O'Rourke Manning Architects
Sarah White, McCrossan O'Rourke Manning Architects
Robert McGrath, Kavanagh Burke Consulting Engineers
Ronan MacDiarmada, Ronan MacDiarmada & Associates
Paul McShane, IE Consulting
Alastair Lindsay, Lindsay Conservation Architect
Grace Corbett, Irish Archaeological Consultancy
Michael Moran, TPS Transport
John Hoare, Corcom
Martin Rafferty, Corcom
Orla Canavan, Corcom

Shane McBride, McAleer Rushe
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### **Representing Planning Authority**

Eoghan Lynch, Senior Executive Planner
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Gary Farrelly, Assistant Planner
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Joe Keane, Roads Department
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Patrick Harrington, Housing
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Aidan Maher, Water Services Department
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Trevor Moore, Water Services Department
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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 13<sup>th</sup> November, 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 17<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. **Development Strategy – building height and frontage, character areas, distribution of open space, access and road layout, car parking and bicycle parking.**
2. **Archaeology, Architectural Heritage and Landscape.**
3. **Flood Risk**
4. **Infrastructure – Irish Water**
5. **Part V**
6. **Any other matters**

1. **Development Strategy – building height and frontage, character areas, distribution of open space, access and road layout, car parking and bicycle parking.**

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

- Addressing development strategy
- Fence shown between proposed development and laneway, address laneway and its future use and interface

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

- Tree line to be maintained along avenue to Leixlip Gate by setting back proposed development
- Housing located around central spine road
- Existing dwellings being integrated into proposed development
- Pedestrian/vehicular connection to be provided for to link into future development to south
- Screening along R449, provision of pedestrian route along boundary rather than vehicular route
- Creche and gym located in prominent location to corner of site
- Potential connections to east but not in applicants control
- Three structures of archaeological interest, Leixlip Gate, connecting wall and existing house on site, not all protected structures, proposed development respecting setting of these
- Had regard to historic landscape of laneway, disturbances to be kept to minimum, vista of laneway to remain untouched
- Footpath and road levels lifted in order to disturbing tree roots
- Will give clear details in application of trees being retained in public realm and consider removal of fence
- Anticipated pedestrian walkway around periphery of site
- Historical drain (field drain), fully culverted once it leaves the proposed development site, felt proposals were appropriate urban design, will review and have regard to comments from ABP
- Main point driving drainage is location, everything else relates to attenuation, full range of SuDs proposed
- Allowances made that water will eventually feed into attenuation, free spaces contain swales, permeable paving in parking zones
- Engineer response relates to ground conditions due to works carried out around the proposed site
- High water table, therefore, water doesn't drain away

- Swales and SuDs proposed, attenuation a last resort
- Proposed development will allow for future access to lands to south of site
- Boundary wall already compromised, unable to ascertain ownership of wall, wall will be repaired and growth removed as part of this application, proposed development set back from wall so as not to disturb its foundations
- Permeable paving in private or managed scheme, proposed that the development will be privately managed and not taken in charge
- Same material finishes for paths and roads
- Gym will be for residents use only
- Apartments reconfigured to avoid overlooking of creche
- No removal of trees or vegetation on site

**Planning Authority's comments:**

- Provide an overlay on the site layout showing what will be removed
- Have regard to future vehicular/pedestrian/cycle access to 3<sup>rd</sup> party lands
- More detailed drawings required
- Address laneway amenity route
- Maximum field drain to culvert, ecology argument in relation to open stream, fluvial flooding needs to be avoided
- Existing and proposed water levels to be shown, swales better with high water table
- Gate is a protected structure but refers to wall and railings, not formally notified
- LAP will be adopted, have regard to material amendments proposed
- Require EV ducting, horizontal deflection, 2m wide footpath required
- Roads shared with access to Intel site, submit Roads Safety Audit and have regard to DMURS
- Taking in charge – permeable paving has higher maintenance cost
- Sufficient parking proposed for creche and gym
- LAP limits height to 3 storey

**Further ABP comments:**

- More sensitive proposals may be required
- Additional details on proposals required including services
- Provide information on existing stream and proposed culvert, no strong justification in documentation submitted relating to moving water, more information required in relation to nature of stream
- Extensive attenuation proposed but stream is alternative, sufficient justification for this not currently on file, stream is tributary of River Liffey
- Attenuation tanks proposed under large areas, swales being culverted
- Constraints on site should be clearer in application
- Wall in poor condition, historical feature within site
- LAP identify access into southern lands, allowing for future access, more suitable access location along wall without compromising wall, consider 1 vehicle access through wall
- Provide carparking strategy, cycle parking and bin storage in application
- ABP in favour of providing home zones within site
- Strategy for lower parking levels, ABP would be satisfied with levels proposed
- Clarify in application number of creche spaces proposed

- Have regard in application of proposed development relates to Material Contravention, submit statement if necessary
- Provide details of bicycle parking having regard to apartment guidelines, give rationale for provision proposed
- Have regard to bicycle parking for terraced houses
- Detail rationale if including timber post and panel fencing

## **2. Archaeology, Architectural Heritage and Landscape.**

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

- Archaeology

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

- Desk studies have been carried out on proposed site, licence also applied for

### **Further ABP comments:**

- ABP have referred to DAU

## **3. Flood Risk**

### **ABP comments:**

- PA Opinion raise issue with Flood Risk Assessment

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

- Ongoing discussions with PA, details will be submitted with application

## **4. Infrastructure – Irish Water**

### **ABP comments:**

- Differing correspondence in Irish Waters Confirmation of Feasibility letter to the prospective applicant and their response to ABP following lodgement of the pre-application and also the comments from the Water Services Department in the PA Opinion regarding foul water and water supply
- PA Opinion reference constraints which need to be addressed
- Anticipate and address in application any issues that PA may raise in relation to distances from adjoining houses

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

- Foul water being pumped onto Green Lane
- Updated letter from Irish Water received which states that there is a requirement for a pumping station
- Rising main to be included in redline, future development on lands to the south of the proposed development will be accommodated by serviced on this site

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

- PA have no issue with water supply, issues in relation to foul water
- PA and Irish Water have difference of opinion in relation to distances from adjoining houses

## 5. Part V

### ABP comments:

- PA Opinion raise issue with Part V

### Prospective Applicant's response:

- Intention to use a housing body, will discuss further with PA

### Planning Authority's comments:

- PA would prefer own door apartments
- No issue with housing body being involved in proposed development
- Prefer for units to be distributed across the site and not just in one location

## 6. Any other matters

### ABP comments:

- Have regard to natural heritage – Bats, clarify details in application
- Submit Mobility Management Plan

### Applicants Comments:

- ABP have assessed road links as part of Intel appeal, Arup report prepared for Intel was used to prepare this application

### Planning Authority's comments:

- Consider the main vistas at locations around the site

## 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 [cgsdesignqa@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