



An
Bord
Pleanála

Record of Meeting ABP-306014-20

Case Reference / Description	141 no. residential units (129 no. houses and 12 no. apartments) , and associated site works. Foxburrow, Beladd, Portlaoise, Co. Laois.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th January, 2020	Start Time	11.30 am
Location	Offices of Laois County Council	End Time	12.00 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Kevin Moran, Applicant
David Cox, Applicant
Tony O'Reilly, McCrossan O'Rourke Manning Architects
Alistair Ferrar, CSR Landscaping Architects
Liam McCarthy, Barrett Mahony Consulting Engineers
Hugo Fitzpatrick, TOC Town Planning
Patricia Thornton, TOC Town Planning

Representing Planning Authority

Donal Kiely, Senior Executive Planner
Marie Murray, Acting Senior Staff Officer
Pat Delaney, Administrative Officer
Farhan Nasim, Executive Engineer, Roads

Gavin Cobbe, Executive Engineer, Water Services
Nicola Lawler, Acting Senior Executive Officer, Housing
Rory O'Callaghan, Senior Executive Engineer, Water Services
Trevor Hennessy, Housing

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 23rd December, 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 26th November, 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 with particular regard to planning history of site, density, housing mix, connections and permeability, distribution and functionality of open space**
- 2. Any Other Matters**

1. Development strategy with particular regard to planning history of site, density, housing mix, connections and permeability, distribution and functionality of open space

ABP sought further discussion/elaboration on:

- Proposed density in light of minimum standards set out in national policy documents (35 units per hectare)
- Distribution/functionality of open space areas
- Connections and permeability to be considered especially to the north of the proposed site, prospective applicant should consider vehicular connection having regard to principle of DMURS
- Whether development site immediately abuts the Grenville estate (lands taken in charge) to the north-west
- Layout while acceptable in principle could be refined to enhance quality of streetscape and use of public realm areas
- Unit mix having regard to existing permitted character of area

Prospective Applicant's response:

- PA only gave letter of consent for pedestrian connection
- Prospective applicant will have to look at impacts on traffic in wider area
- Viability of other sites in applicant's ownership an issue hence the proposed unit mix
- Density extremely low in area, proposal trying to balance achieving higher density while respecting existing character of area
- Request that PA come back to prospective applicant in relation to consent to provide vehicular access to north
- Land registry search to be carried out to confirm if boundary of Grenville estate bounds the development site
- Benefit to having residual areas is the ability to accommodate large trees to help green the estate
- 2 bed bungalows proposed, applicant has concerns regarding increasing the number of smaller units, current market is for 3/4 bed units

Planning Authority's comments:

- PA will consider vehicular access to north as lands are taken in charge
- Issues arise from local residents if vehicular access introduced including provision of traffic calming measures
- Also need to consider impact on junction to Dublin road
- Consider incorporating open space into some of the private residential space

ABP further comments

- Residual open space areas to be reconsidered, provide opportunity to, inter alia improve housing layout/increase density
- Where road is provided to the north, possible to design street so as to reduce traffic speed, easier to do at design stage rather than retrospectively
- Consider functionality of open space in particular to the north of the proposed site
- Clarity as to which areas are to be taken in charge

- Consider whether location of proposed apartment block is most appropriate, opportunity to provide a block which creates a sense of place/focal point within the scheme, consider design of block in this regard
- Strong rationale to be provided in application for unit mix proposed particularly given current character of area, unit mix has been a reason for refusal in other SHD applications

2. Any other matters

ABP comments:

- Have regard to PA comments in relation to Part V

Applicants Comments:

- Will have Irish Water design acceptance for application

Planning Authority's comments:

- Will discuss further Part V with prospective applicant, PA would be interested in 1 and 2 bed units being provided in proposed development
- PA would prefer if units were pepper potted across site
- Will discuss further vehicular access with prospective applicant
- Ensure prospective applicant discusses proposals with Irish Water

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

Tom Rabbette
Assistant Director of Planning
January, 2020