



An
Bord
Pleanála

Record of Meeting ABP-307045-20

Case Reference / Description	232 no. residential units (96 no. houses, 136 no. apartments), creche and associated site works. Site of c 6.08 ha located between Convent Road (L1027) and Bellevue Hill Road (L103) Delgany, Co. Wicklow. (consisting of former Carmelite Monastery lands)		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	23 rd July 2020	Start Time	09:38 a.m.
Location	Via Microsoft Teams	End Time	10:30 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Assistant Director of Planning
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Jerry Barnes, Planning
Rosie McLaughlin, Planning
Michael Browne, Architecture
Luz Torres, Architecture
Andrew Monahan, Engineer
Jerome O' Brien, Engineer
Cass Roche, Landscape
Tom McGimpsey, Architectural Heritage
Eddie Holly, Applicant
Eoin Carroll, Applicant

Representing Planning Authority

Fergal Keogh, Planner
Edel Bermingham, Case Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 25th May 2020 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 LA 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 14th April 2020 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. The density provisions of the local area plan, the core strategy of the development plan, and regional and national policy regarding the development potential of the site**
- 2. Architectural heritage**
- 3. Layout and access, including the integration of the proposed development with the built fabric of the town, facilities for pedestrians and how the topography of the site is addressed**
- 4. Housing mix, residential amenity, compliance with standards etc.**
- 5. Surface water drainage**
- 6. Any other issues**

1. The density provisions of the local area plan, the core strategy of the development plan, and regional and national policy regarding the development potential of the site

ABP sought further elaboration/discussion on:

- Density in relation to the LAP and national guidelines
- Core strategy

Planning Authority's comments:

- Density in relation to number of dwellings is 73% more than in the LAP provision
- Density based on floor area equivalent is 27% over the relevant objective
- Slight concern that the core strategy is being exceeded in cumulation with other SHD in Greystones/Delgany
- Aware of national guidelines
- In general, current units are already above the 2022 target
- The CDP is due to be reviewed in line with the normal schedule, at which point the RSES targets will be incorporated into the plan
- The draft is to be finalised by the end of the year

Prospective Applicant's response:

- The net density of proposal is 38 units per hectare
- The net site is the gross site area
- Density guided by the section 28 guidelines and apartment guidelines
- There will be a material contravention of the LAP provisions on density
- The core strategy for the town 2022 is already being exceeded
- The units for this development will be delivered after 2022

Further ABP comments:

- Submit a rationale for the proposed density
- Have regard to the LAP and national guidelines
- Any material contravention of the provisions of the CDP or LAP should be addressed in line with the statutory procedures

2. Architectural Heritage

ABP sought further elaboration/discussion on:

- The impact on the protected structures and their setting
- Relationship with the historic village core
- Treatment of the front boundary onto Convent Road

Planning Authority's response:

- The original house and chapel formerly occupied by the convent is a protected structure. Concern at the impact of the proposed apartment buildings and houses on its setting
- Thatched cottage on Convent Road is also a protected structure. Concern about the impact on its setting arising from the proposed houses on the higher ground behind it.
- Close to Delgany village

- More detail is needed regarding the level changes across this site and between it and adjoining sites

Prospective Applicant's response:

- The proposed development would integrate the housing with the core of village with appropriate pedestrian links
- The chapel is being retained and will be a focal feature
- The existing gate is closest to the village and its piers would be retained as a pedestrian route
- The more recent front wall and railings along Convent Road could be removed to allow for views of the chapel from the street
- CGI's will be submitted
- The proposed apartments will be set back from the protected structure on the site
- The chapel will be reused as a community facility
- The thatched cottage is a pastiche, but its status as a protected structure is recognised

Further ABP comments:

- Have regard to the protected structures and detail any potential impacts
- Clarify how the chapel would be managed as a community facility

3. Layout and access, including the integration of the proposed development with the built fabric of the town, facilities for pedestrians and how the topography of the site is addressed

ABP sought further elaboration/discussion on:

- Layout and access and links to existing historic village core
- Differences in levels and slopes
- Pedestrian Permeability
- Coherence of open spaces

Planning Authority's response:

- Satisfied with proposed layout of streets
- In relation to topography, details needed as to how the open space relates to houses and of the level changes along the site boundaries
- Needs details of the impacts to adjoining residential units of slopes, retaining walls etc.
- Plans are being developed to upgrade the public realm in the village which may involve restricting traffic movements along Convent Hill. The proposed development should reflect these plans.
- There are also plans to upgrade the road at Bellvue Hill and upgrade its junction with the regional road
- There will be a request to the board to attach a condition regarding upgrades to the junction

Prospective Applicant's response:

- The site has constraints with a pronounced slope from west to east and a lesser one from north to south

- The proposed development would have four-character areas
- The area in front of the convent would be open with access through an existing gateway
- Bellevue Hill on the eastern side contains single storey cottages which the proposed development would respect with lower density houses along that road
- A second road parallel to Bellevue Hill has been avoided
- There will be a pedestrian walkway through the site, there would be no through traffic
- The open space has been centralised to allow access from all areas and from the adjoining permitted housing
- The field to the north of the convent has slopes which is why low-density housing is proposed there
- The area behind the convent has existing gardens backing onto the wall, apartments will not be located here
- The apartments to the west of the convent are stepped in levels
- A boardwalk would be provided along the stream
- The footpath will wind through open space
- There will be wheelchair access and permeability
- Intention is to have the improvements to Bellevue Hill including footpath and junction upgrades prior to work commencing on the housing

Further ABP comments:

- Detail the layout and access
- Have regard to the existing historic village core
- Show the differences in levels and slopes
- Ensure permeability
- Detail the open spaces

4. Housing mix, residential amenity, compliance with standards etc.

ABP sought further elaboration/discussion on:

- The standards on residential amenity for dwellings set out in national and local policy.

Planning Authority's response:

- Generally satisfied with the proposed housing mix and quantity of open space

Prospective Applicant's response:

- Satisfied with the proposed mix

Further ABP comments:

- Compliance with the apartment design guidelines, in particular its SPPRs, needs to be clearly and legibly set out by the documentation submitted with any application.

5. Surface water drainage

ABP sought further elaboration/discussion on:

- Issues regarding SW drainage set out in PA's submission

Planning Authority's response:

- Consider that outstanding issues can be overcome after consultation with the prospective applicant
- The stream should be kept open as much as possible
- Ensure that the stream is not fenced off and that it is integrated with the landscape

Prospective Applicant's response:

- The open part of the stream across the site will be kept open as a feature
- There will be a boardwalk and seating
- Ecology will be respected

Further ABP comments:

- Address any potential surface water drainage issues
- Detail the plans for the stream
- Ensure ecology will be respected

6. Any Other Matters

Planning Authority's comments:

- No further comments

Prospective Applicant's response:

- No further comments

Further ABP comments:

- Any AA screening report should address the question as to whether the proposed development was likely to have a significant effect on any Natura 2000 site either individually or in combination with any other plan or project

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
August, 2020