



Case Reference / Description	Construction of 203 no. residential units (109 no. houses, 94 no. apartments), creche and associated site works. Lands immediately adjoining Bishop's Gate housing development, in the townland of Kiltiernan Domain, Enniskerry Road, Kiltiernan, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	25 th September 2020	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:35 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen Rhys Thomas, Senior Planning Inspector
Tom Rabbette, Assistant Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Niall Kerney, BKD Architects
Liam Confey, BKD Architects
Pearse Lyndon, Prospective Applicant
Anthony Lyndon, Prospective Applicant
Martin Hamm, MT Hamm Consulting Engineers
Tom Lyons, Transport Consultant
Kevin Fitzpatrick, KFLA Landscape Architects
Stephen Little, SLA Planning Consultants
Fergal McDonagh, SLA Planning Consultants

Representing Planning Authority

Bernard Egan, Senior Executive Engineer
Claire Casey, Senior Executive Engineer

Julieanne Prendiville, Assistant Planner
Ger Ryan, Senior Planner
Elaine Carroll, Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 25th June, 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 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 29th May, 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. Compliance with provisions of Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing and land use.**
- 2. Local Road Improvements - Glenamuck Distributor Road Scheme and/or Enniskerry Road/Glenamuck Road Junction Upgrade.**
- 3. Surface water management.**
- 4. Any other matters.**

1. Compliance with provisions of Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing and land use.

ABP sought further elaboration/discussion on:

- Phasing of development and land use zoning for part of the site that points to commercial/retail uses.
- Is there a possible contravention of the LAP with regard to the LAP commercial zoning and Phasing.

PA Comments:

- Phasing issue is primarily a matter between the Board and the planning authority as applications have been permitted recently.
- Satisfied with the scheme itself however the proposed development appears to contravene the LAP in terms of phasing, it is above the threshold allowed for before the delivery of road improvements in the area.
- Phase 1 allocation is broken down by Area A 200 units, Area B 150 units, Area C 350 (current proposed site lands) totalling 700 units to be allocated.
- Capacity of area C will be over the desired number at 391 units, because of the development as proposed.
- In the initial LAP there were 2 areas proposed for neighbourhood centres, the zoning has been dropped from the subject site so there is no conflict in terms of land use and the need to provide greater quantum of commercial uses.

Prospective Applicant's comments:

- Differentiation between contravention and material contravention, route of caution would be to provide the information in a report and advertise in notices with respect to phasing.
- The road network in place has the capacity to cater from the proposed development.
- Given the experience from the previous Suttons Field SHD application, a robust transport assessment report will be provided.
- Not adverse to the fact the units at block 1 at ground level could be flexible/ transferable uses.

Further ABP comments:

- Figures of phasing provided by the planning authority have been useful.
- Further consideration of the planning history context of the site and the area as a whole should be presented in map form.
- The plans show two units that are capable of future change of use to retail, this is noted.

Further PA comments:

- The previous SHD application at Suttons Field stage 3 report, prepared by the planning authority should be noted.
- The LAP is clear that development in excess of the phasing can only occur after the Glenamuck Distributor Road.
- Further discussions between the prospective applicant and the owner of the adjoining site in relation to a neighbourhood centre should take place to ensure appropriate tie-ins and drainage.

Further Prospective Applicant comments:

- We will look further into the Building Control Management System on what has been delivered so far in the area to provide an accurate and up to date figure for housing units and phasing.
- Working on some amendments in relation to pedestrian/cycle access from the Enniskerry Road which will be submitted at application stage.

2. Local Road Improvements - Glenamuck Distributor Road Scheme and/or Enniskerry Road/Glenamuck Road Junction Upgrade.**ABP sought further elaboration/discussion on:**

- Would the form and function of the Enniskerry Road change once local road improvements are completed? At what stage are the road improvements currently at in terms of delivery?
- How does the proposed development fit in with the streetscape and Enniskerry Road.
- Onsite layout submitted to the south east access/linkage deliverability, have discussions with the adjoining development taken place to ensure these can happen?
- There is a lack of clarity about the blue line at Bishops Gate, is there legal consent required to carry out development at this location.
- Discussion around the interface of this development to the adjoining schemes.

PA Comments:

- Until roads scheme can be developed pressure cannot be taken off the Enniskerry and Glenamuck Road, so the character of these roads will not change in the short term.
- In the future it is hoped that the roads could be more pedestrian friendly along with traffic calming measures however currently still regional road.
- The Glenamuck Distributor Road is a priority in capital projects, it could be implemented at the earliest in 2021. There is no tender process in train as of yet for plans of the road.
- What has been proposed in terms of access and connectivity by the applicant should be commended as it works well with the LAP.

Prospective Applicant's comments:

- The revised intention in front of block 1 is to widen the pavement outwards to create a generous pedestrian area which will become a major route between the village centre and residences.
- There is a low stone wall shown at the red line boundary that runs along the site which assists in separating the apartments from the public realm.
- The existing road at Bishops Gate is not taken in charge and the applicant has a right of way over it. The developer of the Bishops Gate site is the previous owner of the current proposed development lands and rights of way were handed over with the sale.
- Interface between junctions and other proposed developments have been considered. There is a requirement for a link to be made to the adjoining Golden Ball development which is currently under construction.
- Planning authority has stressed as much permeability as possible must be implemented in key areas to other developments.
- Propose a low wall/rail at the open space to Bishops Gate to differentiate the sites.

Further ABP comments:

- Further details to be provided such as road delivery, taken in charge/management and consent issues. All this documentation should be provided at application stage.
- Consideration for any future links where the landownerships abut each other, should be shown and explained if achievable. Provide an indication as to where the Suttons Field project would lie on the site layout.
- More detailed drawings to be provided including interfaces to adjoining developments and cross sections to illustrate public realm.

Further PA comments:

- We will liaise with the prospective applicant with any further updates in regard to the road.

Further Prospective Applicants comments:

- We will indicate the Suttons Field project on the site layout at application stage.
- Clarification will be provided of the degree of control at the blue line boundary.

3. Surface water management**ABP sought further elaboration/discussion on:**

- The extent of swale measures and some technical details/issues to be discussed between the planning authority and applicant.

PA Comments:

- Ensure reports and drawings match up and show drainage proposals in full detail.
- Culverts and ditches are a concern and consideration should be given to maintenance, access and landownership. For example, the ditch in the south west of the site is located in a number of private gardens, more consideration of maintenance and functionality is required.

Prospective Applicants comments:

- Ditches have been taken into account. The ditch to the south west of the site is within the applicant's red line boundary, scope to create a boundary wall at this location. Propose to move the culvert which is currently running through the site.

Further ABP comments:

- Stress the importance of technical agreement before lodging an application and any details on an agreement to be documented and provided.

Further PA comments:

- There are issues around the co-location of drainage and swale. Location of boundary walls and accessibility for maintenance.

Further Prospective Applicants comments:

- We will include any maintenance details at application stage and are happy to accommodate any concerns that have been raised by the planning authority.

4. Any other matters

ABP sought further elaboration/discussion on:

- Landscape and drainage departments should liaise further with the applicant's team, in terms of landscape and drainage details, document any agreement of proposals to be supplied at application stage.

PA Comments:

- Open space is not included in the taken in charge drawings, detail the extent of the taken in charge area.
- Applicant may need to contact Irish Water and enter into discussions with regard to certainty of connection and capacity.

Prospective Applicant's comments:

- Extensive work has gone into maintaining the woodland corner in the west of the site want to keep this character included in the scheme.
- Existing ditch was to be used as a drainage feature for SuDS.
- Applicant/client will have a management company for the apartments who will look after these management of open space details.

Conclusion

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
October, 2020