



Case Reference / Description	Demolition of existing sheds, construction of 269 no. residential units (58 no. houses, 211 no. apartments), creche and associated site works. Lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, Co. Wexford.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	3 rd December 2020	Start Time	9.30 am
Location	Remotely via Microsoft Teams	End Time	11.15 am
Chairperson	Rachael Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachael Kenny, Director of Planning
Irené McCormack, Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

James Lavin, Senior Executive Planner
Cathal Kearney, Clerical Officer
Fionnuala Callery, Senior Executive Engineer
Tadhg O'Corcora, Senior Executive Engineer
Neil Dempsey, Temporary Executive Engineer

Representing Prospective Applicant:

Trevor Sadler, McGill Planning
Caitlin Marley, McGill Planning
Noreen McLoughlin, Whitehill Environmental
Brian Dunlop, Brian Dunlop Architects

James Kelly, Brian Dunlop Architects
Joanne Coughlan, Landscape Design
Martin Sweeney, John Creed & Associates
Ciaran McKeon, Transport Insights
Niamh O'Malley, IE Consulting
Eoin Munn, Transport Insights
Oisín O'Connor, Torca Homes

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 1st July 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 5th June 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. Design Strategy - Design and layout, site topography, density and unit mix
2. Traffic and Transport - Access and linkages
3. Landscape/Public Realm strategy including Biodiversity
4. Drainage Issues - Issues raised by Irish Water and Flood Risk Assessment
5. Any other matters

1. Design Strategy - Design and layout, site topography, density and unit mix

ABP Comments:

- Concern raised regard the lack of verity in architectural composition of the various building types and the creation of a strong urban edge
- Requested applicant to outline their design strategy
- Advised applicant to submit documentation at application stage setting out the site constraints and proposal to address these constraints
- Advised to address the rationale for proposed density having regard to previous ABP refusals 303797-19 and 303839-19.

Planning Authority's Comments:

- PA advised that the design and layout is acceptable and address the topography of the site
- Unit mix proposed is acceptable

Prospective Applicant's Comments:

- Applicant set out that the design intent and building typology was to create a strong urban edge with reference to the County Town location and site topography
- Proposed development comprises 78% apartments
- The layout provides for a variety of buildings along new road edge
- Noting the comments of ABP, applicant advised that they would review the design and finishes
- Primary building height of 3/4-storeys along internal service road
- Advised that the planning application will indicate the various iterations of proposed development

2. Traffic and Transport - Access and linkages

ABP Comments:

- ABP requested clarification regarding upgrade and footpath extension on Carley's Bridge Road
- Design details required in terms of pedestrian linkage through Millbrook and additional works required outside of applicants site area to include relevant consent
- Prospective applicant advised to engage further with the PA
- Documentation to include management of pedestrian connections, hierarchy of linkages and desire line to Riverside park form the Millbrook Estate

Planning Authority's Comments:

- PA advised that the LA have no plans to upgrade Carley's Bridge Road or extend the footpath to the site
- Provision of a footpath connection will require third party consent
- Millbrook has recently been taken in charge
- PA advised of surface water flooding issues adjacent to the footpath at Millbrook
- Housing development to the north of the proposed development to be taken into account when developing pedestrian desire line

Prospective Applicant's Comments:

- Will consult further with the PA in relation to Carly's Bridge Road footpath connection
- Applicant will develop Millbrook connection to include a Quality Audit and proposals to address surface water flooding in consultation with the PA.
- Applicant set out the Millbrook connection will be the primary link to town for pedestrians

3. Landscape/Public Realm strategy including Biodiversity**ABP Comments:**

- Requested applicant to outline the landscaping rationale to include proposals to address site topography, riverside park, retention of tree and hedgerow, location of play areas, and land drain traversing the center of the site
- clarification sought with respect to southern boundary treatment
- Advised applicant to address the proximity of proposed road to the river along the southwestern site boundary and the implications for local ecology
- Status of wildlife survey?
- Pedestrian linkage network to be reinforced
- Advised the NIS to address potential impacts construction as well as operational, delivery and operation of mitigation features
- ABP advised the applicant to address the adequate provision of communal open space for the proposed apartments, in particular, fronting the Riverside Park and the associated impact on the residential amenity of apartments at lower levels in terms of sunlight/daylight, surveillance and appropriate lighting
- Ensure appropriate separation distance from riparian corridor

Planning Authority's Comments:

- Access points to riverside park to be clear and legible including linkage form Millbrook
- Detailed landscaping plan required for the Riverside Park to include measures to address water safety
- Consider soft lighting and landscaping at river access points
- Advised to discuss with Inland Fisheries Ireland
- PA advised draft Development Plan provides for 10m riparian edge

Prospective Applicant's Comments:

- Detailed landscaping plan will accompany the planning application and will address linkage, planting to enhance biodiversity, retention of trees and hedgerow, where possible
- Badger survey showed no evidence of badgers on the site
- Otter survey showed minimal evidence, of which could be mink
- Buildings on site not deemed to have bat roosts
- landscaping concept incorporates the topography of the site
- Gently sloped pedestrian and cycle footpath paths working with the gradient proposed
- Advised the access road along southern site boundary is indicated in accordance with the Development Plan

- Shading of communal open spaces will be considered, and shadow assessment will be included at application stage
- Applicant advised that not part of the site is within a designated site
- Advised the layout provides for a separation distance of 11m from the River

4. Drainage Issues - Issues raised by Irish Water and Flood Risk Assessment

ABP Comments:

- Irish Water concerns
- Flood Risk Assessment noting proximity of service road to the River
- Engage further with Irish Water

Planning Authority's Comments:

- PA advised that there is a major sewer running through site and upgrades may be required
- Service infrastructure should take account of the future development potential of lands to the south
- Need to divert surface water drainage
- Advised the results of Irish Water modeling due early next year
- Consult with Irish Water

Prospective Applicant's Comments:

- Applicant advised that the Road is at considerably higher level than 1000-year flood level
- Have carried out pre-connection enquiry with Irish Water and will continue to engage with Irish Water
- Pump station to remain
- Services connection to adjoining lands will be addressed
- Surface water drainage will be diverted
- All residential development located in Flood Zone C
- Proposing to divert open water course

5. Any other matters

ABP Comments:

- Phasing plan required to include the delivery of site infrastructure including Riverside Park
- Part V to be addressed
- The Board has made online submissions available on SHD applications. Please note that new public notices are available on the Board's website. Please ensure you refer to the Board's website for the most up to date forms and public notices when preparing to lodge your application

Planning Authority's Comments:

- Provision of electric car charging points

Prospective Applicant

- Will ensure electric car charging points are provided
- Part V is to be refined but no issues raised

• **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

Rachel Kenny
Director of Planning
, 2020