



An
Bord
Pleanála

Record of Meeting ABP-307851-20

Case Reference / Description	Demolition of existing structures, construction of 210 no. residential units (86 no. houses, 124 no. apartments), creche and associated site works. Ballymany, Newbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	20 th October 2020	Start Time	02:30 pm
Location	Via Microsoft Teams	End Time	03:50 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Ronan O'Connor, Senior Planning Inspector
Tom Rabbette, Assistant Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Claire McManus, JFOC Architects
Nora Shorthall, JFOC Architects
Dominic Stevens, JFOC Architects
John O'Connor, JFOC Architects
James D'Arcy, JFOC Architects
Simon Clear, Simon Clear Planning Consultants
Michael Donnolly, Donnolly Troy Consulting Engineers
Eoin Reynolds, NRB Consulting Engineers

Representing Planning Authority

Martin Ryan, Senior Executive Planner
George Willoughby, Road Department
Colm Lynch, Roads Department
Patrick Harrington, Architects/Housing
David Hall, Water Services

Carmel O'Grady, Parks Department
John O'Hara, Executive Planner

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 **2nd Septemeber, 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 **6th August, 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. Development Strategy including design/mix/layout/open space provision**
- 2. Transport including link road provision/DMURS/Car parking**
- 3. Residential amenity (existing and proposed including overlooking/noise/development standards)**
- 4. Site Services/Flood Risk**
- 5. Environmental Screening**
- 6. Any other matters**

1. Development Strategy including design/mix/layout/open space provision

ABP sought further elaboration/discussion on:

- 3 Storey Duplex Units/Examples of where this unit type been delivered in another development.
- Boundary treatment issues/Lack of detail of same.
- Scope to provide variation of materials and elevational treatments.

PA Comments:

- Issues with the height of duplex units and uniformity of the development.
- Mostly satisfied with the provision of open space.
- Coordination of the open space at Ballymany Manor, look further at the two spaces, could they be united in the future?
- Pedestrian and cycle connectivity to be indicated as part of the development now rather than later.
- Concerns re design of attenuation pond, finishes, function and safety to be considered.
- Area of children's play noted however further scope to create more areas for people of all ages with varied functions.

Prospective Applicant's comments:

- Duplexes were designed to address the road, provides engagement to the street without direct access points.
- Three Section 247 meetings have been held between the applicant and the planning authority.
- Happy to reduce pitch/ height of the roof.
- Duplex units assist in spreading the density through the site.
- We can provide more photorealistic imagery.
- There is a private amenity space facing the link street but also motorway so we will need to provide a protection buffer area, we are currently working with the planning authority to find a balance.
- Intended to meet with the local residents' association and the owners of the opposite development, noted strong views, the wall is not to be touched, outside the control of the prospective applicant not in our boundary.
- There is a significant level change along this boundary.
- Attenuation area to the south is not zoned, not part of the public open space strategy closed to the public.
- Would the planning authority be willing to take the adult exercise area in charge?

- Sheds 1, 2 and 3 on site as well as cottage in poor condition, not habitable structures wouldn't be suited to propose retention or conversion to creche.
- We can relook at the location of the creche, happy to work with the planning authority on the design.

Further ABP comments:

- Additional photomontages and CGI's to be provided for clarity at application stage.
- Ground levels within the development to be further indicated.
- Placement of the creche to be considered in more detail/possible to situate at the entrance to the development.

Further Planning Authority comments:

- Provided the equipment is designed up to a high standard the planning authority can take in charge similar to the child's play equipment.
- Happy to meet and discuss any issues involved as part of any future pre-planning.

2. Transport including link road provision/DMURS/Car parking

ABP sought further elaboration/discussion on:

- Previous refusal mostly related to proliferation of entrances and safety, outline how this application will deal the previous refusal, what amendments have been made.
- Is this portion of the road being delivered as part of this application, long/short term plan? Who is deliver the reminder of the road and what is timescale for same?
- Double parking bays in block A1 concern.
- Have meetings taken place in relation to the road between the applicant and planning authority?

PA Comments:

- Asked for preliminary design from the applicant, no plans yet to construct the remainder of the road.
- Consideration of noise levels for the residents on Green Road.
- Identified areas of parking shortfall in our report, will probably be a high parking demand.

Prospective Applicant's comments:

- Road in construction at the moment from the development across from our site.

- Area connecting Green Road to site outside control of applicant.
- Before providing a full detail design clarity is needed from the preliminary design supplied if it is deemed sufficient.
- DMURS promotes parallel parking more appropriate for an urban environment.
- We have had 3 meetings with the local authority.

Further ABP comments:

- Further meetings need to be had between the two parties, in relation to the road delivery, the design of same/any agreements made need to be fully documented and supplied at application stage,
- Justification for the parking type selected for the development, provide examples how this parking has previously worked in an application.

Further Planning Authority's comments:

- Further discussion can go ahead between ourselves and the applicant to resolve any further concerns.

Further Prospective Applicant's comments:

- Road is part of the application, proposed to be delivered.
- Have produced a strategy A and B in relation to the parking bays, parking to the front does not work with DMURS, the street appears defined with cars.

3. Residential amenity (existing and proposed including overlooking /noise/ development standards)

ABP sought further elaboration/discussion on:

- Further detail on window to window distances.
- Potential of overlooking rear gardens units 206 and 207.
- Further details to be provided on the breakdown for the dual aspect within the site.
- Justification of the mix selected in this development will need to be provided at application stage.

PA Comments:

- Noted the predominance of 2 bed units, rationale to be provided for this.

Prospective Applicants comments:

- Been looking at the overall mix in the surrounding area, has been 3 and 4 bed units, we are looking to provide variation but can be relooked at.
- National Planning Framework household targets noted.

4. Site Services/Flood Risk

ABP sought further elaboration/discussion on:

- Surface water strategy, a previous issue with flooding.
- If any upgrades are required outline deliverability of them within the application.

PA Comments:

- Previous refusal on surface flood risk grounds, ensure current proposals address these issues.
- Can discuss technical design offline with the applicant.
- Infiltration/SUDS - ground water monitoring required.
- SUDS strategy limited in detail, provide further information at application stage.
- No major risk of fluvial flooding, site specific flood risk assessment to be submitted.
- Water Services department are available to the applicant.
- Irish Water reports upgrades are required to the network, maximise certainty completion of contracts from Irish Water.

Prospective Applicant's comments:

- Happy to contact drainage section for further discussion.
- Greenfield run off from site to the stream.
- Have certificated of feasibility from Irish Water.

5. Environmental Screening

ABP sought further elaboration/discussion on:

- AA issue due to proximity to Pollardstown?
- Was a stage 2 AA supplied as part previous application?
- Ensure technical documents are cohesive and same approaches have been applied to reports.

PA Comments:

- Nothing to add, take report submitted as read.

Prospective Applicants comments:

- Unsure, do not think AA went to stage 2 at application stage.

6. Any other matters

ABP sought further elaboration/discussion on:

- Nothing to add.

PA Comments:

- Surface water discharge point under the N7, liaise with TII.
- Planning underway on the opposite side of the road, have regard to the position of the cycle lane.

Prospective Applicant's comments:

- There is sufficient separation from the cycle lane to the north to our lane, scope to move to the other side of the road.

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
November, 2020