



Case Reference / Description	112 no. residential units (62 no. houses, 50 no apartments) and associated site works. Margaret's Field, Callan Road, Kilkenny, Co. Kilkenny.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	25 th November 2020	Start Time	14:04 p.m.
Location	Via Microsoft Teams	End Time	14:59 p.m.
Chairperson	Stephen O' Sullivan	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Stephen O' Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Denis Treacy, Denis Treacy Construction Ltd.
John Treacy, Denis Treacy Construction Ltd.
Brian Dunlop, Brian Dunlop Architects
James Kelly, Brian Dunlop Architects
Gavin Lawlor, Tom Phillips and Associates
Laura Finn, Tom Phillips and Associates
Jim Bloxham, Murray Landscape Architects

Representing Planning Authority

Arlene O' Connor, Senior Executive Planner
Seamus Foley, Senior Engineer, Road Design
Owen Shine, Executive Engineer, Road Design

Eimear Cody, Senior Engineer, Housing Section
Michael Murphy, Executive Engineer & Project Manager for Kilkenny Western Environs & Related Projects
Thomas Brennan, Senior Executive Engineer

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 21st September 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 25th August 2020 formally requesting pre-application consultations with ABP. The 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 Core Strategy and objectives for the Western Environs – overall strategy for Block Q and open space provision.**
2. **Clarity regard proposed modifications to the permitted development:**
 - a. **Changes to internal roads and car parking provision.**
 - b. **Changes to open space.**
 - c. **Childcare provision**
3. **Extent of car parking and relationship with Callan Road and public open space.**
4. **Open space strategy and connectivity of pedestrians and cyclists**
5. **Relationship with adjoining residential properties.**
6. **Clarity on surface water drainage.**
7. **AOB**

1. Compliance with Core Strategy and objectives for the Western Environs – overall strategy for Block Q and open space provision.

• **ABP Comments:**

- Show compliance with the core strategy and infrastructure requirements for this block of the Western Environs Neighbourhood as identified in the plan
- Address the LP6 open space objective
- Have regard to any potential material contravention arising

• **Prospective Applicant's Comments:**

- There is full compliance with the infrastructure requirements
- This will be clearly outlined at application stage
- No potential material contravention arises in relation to the proposed density

• **Planning Authority's Comments:**

- There is compliance with the core strategy
- A new draft city plan will be published before the end of the year
- Satisfied that the infrastructure requirements are met
- Detail open space provision
- There are constraints in water and wastewater in the area.

2. Clarity regard proposed modifications to the permitted development:

- a. Changes to internal roads and car parking provision.**
- b. Changes to open space.**
- c. Childcare provision**

• **ABP Comments:**

- Application should be clear as to what is already permitted and under construction and what modifications are proposed
- Detail the layout of parking provision and the location and extent of amenity spaces
- Open space figures should take account of the entirety of phase 2 to provide the complete picture in respect of residential amenity.
- Clarify the extent of communal open space at building 1 and potential overlap with constructed development.
- Re-examine the drawings to ensure consistency in the red-line boundary

• **Prospective Applicant's Comments:**

- Phase 2 overlaps with phase 3 in relation to the red-line boundary
- The linear open space overlaps the two phases
- Car parking in the north west edge of the site is being removed
- An existing kick about area was provided on a temporary basis for residents pending completion of the Phase 2 linear open space. This will be relocated into the central open space.
- The central and linear open spaces areas will be linked
- Car parking provision across the development site can be reviewed

- A previous extension of the creche ensures adequate capacity to serve the overall residential development
- **Planning Authority's Comments:**
- The existing residential development is lacking in open space and connectivity to the proposed public open space should be provided.
- Childcare proposals are fine

3. Extent of car parking and relationship with Callan Road and public open space.

- **ABP Comments:**
- Consideration should be given to the relationship of surface car parking with the linear space
- Car parking should be close to the dwelling units being served
- Give further consideration to the treatment of houses no. 21-24 along the Callan road and how satisfactory standards of residential amenities will be achieved
- Sections and elevations through Callan road should be provided
- Bicycle parking provision should have regard to the provisions of the apartment design guidelines.
- The application should show the form and quantum of provision
- A DMURS compliance statement should describing how the development achieves compliance
- **Prospective Applicant's Comments:**
- Car parking ratio is 1.5
- Seeking a balance in the provision of car parking but can review the layout to the south of the linear open space
- There is existing car parking for the previous permitted scheme adjoining no.'s 21-24 but the treatment of this area is being reconsidered.
- Ground levels create difficulties in this area but access from the Callan Road may be possible
- Sections and elevations through Callan Road can be provided
- **Planning Authority's Comments:**
- A car parking ratio of 1.5-2 is development plan policy
- A lower ratio could be accepted if there is a reasonable rationale
- There needs to be good connectivity and bicycle parking

4. Open space strategy and connectivity of pedestrians and cyclists

- **ABP Comments:**
- Re-examine the red-line boundary in order to improve and provide consistency in the quality of public open space

- Landscaping and passive surveillance within the linear open space should be reconsidered.
 - Detail connectivity, linkages and desire lines through the site, including visual and physical connectivity to Callan Road
 - Show ground levels for Block 1 and the treatment of the proposed adjoining pedestrian route from the access road
- **Prospective Applicant's Comments:**
 - The large play area has passive surveillance from the adjoining apartments
 - Open space areas have pedestrian permeability
 - Open spaces link with the apartment block and its small plaza space
 - The quantum of open space provision is 14.5%
 - The linear space is within the prospective applicant's ownership and could be incorporated into the landscaping proposals
- **Planning Authority's Comments:**
 - Detail the open space strategy
 - Outline connectivity for pedestrians and cyclists through the site

5. Relationship with adjoining residential properties.

- **ABP Comments:**
 - Show the relationship with the cottage to the north of the site and adjoining houses on the Callan Road
 - Ensure the amenities are protected
- **Prospective Applicant's Comments:**
 - Relationship with adjoining residential properties can be appropriately detailed at application stage
- **Planning Authority's Comments:**
 - No further comments

6. Clarity on surface water drainage.

- **ABP Comments:**
 - Ensure compliance with foul and surface water objectives of the development for this area
 - Address any outstanding issues raised by the planning authority
- **Prospective Applicant's Comments:**
 - Irish Water have issued a letter of feasibility of connection

- Surface water is directed to the northern corner of the site, from where it is directed through the collector road onto Callan road
- There are no proposals for surface soakaways
- All drainage will be attenuated

- **Planning Authority's Comments:**
- Water and wastewater capacity are constraints in this area currently
- Sufficient capacity is needed for future occupancy
- Show the outlet for the surface water drainage

7. Any other matters

- **ABP Comments:**
- Examine the taking in charge drawings
- Explain what will and will not be taken in charge

- **Prospective Applicant's Comments:**
- No further comments

- **Planning Authority's Comments:**
- Clarify the nature and extent of Part V housing provision

- **ABP Comments with regard to application:**

Note the requirement for new form of public notice, having regard to facility for on-line submission of observations

- **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

Stephen O' Sullivan
Assistant Director of Planning
December, 2020