



An
Bord
Pleanála

Record of Meeting ABP-308676-20

Case Reference / Description	219 no. residential units (135 no. houses, 84 no. apartments), childcare facility and associated site works. Lands at Kilgarron Hill, Townland of Parknasilloge, Enniskerry, Co. Wicklow.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27 th January, 2021	Start Time	10:00 a.m.
Location	Via MS Teams	End Time	10:40 a.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Ronan O' Connor, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

John Spain, Planning Consultant
Michael Gill, Hydrogeologist
Aisling Cronin, Ecologist
Michael Whelan, Applicant
Blaine Cregan, Planning Consultant
Ian Worrell, Project Engineer
Patrick McNabola, Architect
Finbarr Barry, Representing landowner

Representing Planning Authority

Lucy Roche, Executive Planner

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 once the Opinion has issued,
- ABP received a submission from the PA on 14th December 2020 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 17th November 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Previous Reason for Refusal (ABP Ref 307211)**
- 2. AOB**

1. Previous Reason for Refusal (ABP Ref 307211)

- **ABP Comments:**

- Explain how the previous reason for refusal is being addressed.
- Ensure that all technical documents and background surveys are up to date
- Have regard to previous submissions.

- **Prospective Applicant's Comments:**

- Number of proposed units are unchanged from the previous application
- The NIS has been updated to include the relevant qualifying interest and the waste/infill site.
- Only two of qualifying interests are ground water dependent
- The Old sessile oak woods habitat is surface water dependent
- Mitigation measures have not changed
- The NIS conclusion has not changed
- The infill site is 270 meters north of the proposed development
- Between the infill site and the application site there is a shallow valley
- The design of the infill prevents overland flow
- A wheel wash has been proposed
- Tanks have been integrity tested
- The in-combination effects on hydrology are negligible
- Planning documents and the NIS will show this at application stage

- **Planning Authority's Comments:**

- No further comments to add

2. Any other matters

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

- Have regard to any potential material contravention
- Be specific as to what aspects are being materially contravened
- Address any issues raised in the planning authority's report
- Examine if there could be a cycleway
- Submit a rationale if a cycleway is not being proposed

- **Prospective Applicant's Comments:**

- A cycle route can be examined

- **Planning Authority's Comments:**

- Justify why the Action Area Plan is being contravened
- Detail phasing and explain how the remainder of the lands will be phased in tandem

- **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
January, 2021