



An
Bord
Pleanála

Record of Meeting ABP-308759-20

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|-------------------------------------|--|--------------------------|-------------|
| Case Reference / Description | 200 no. residential units (68 no. houses, 132 no. apartments), creche and associated site works. Port Road, Killarney, Co. Kerry. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 25 th March 2021 | Start Time | 10:10 a.m. |
| Location | MS Teams | End Time | 12:11 p.m. |
| Chairperson | Tom Rabbette | Executive Officer | Ciaran Hand |

Representing An Bord Pleanála:

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| Tom Rabbette, Assistant Director of Planning |
| Lorraine Dockery, Senior Planning Inspector |
| Ciaran Hand, Executive Officer |

Representing Prospective Applicant:

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| Padraig Griffin, Project Management & Design, Griffin Project Management |
| David Bosonnet, Landscape, Brady Shipman Martin |
| Brian Murphy, Engineering, MHL Consultant Engineers |
| James Daly, Engineering, MHL Consultant Engineers |
| Muiréad Kelly, Ecology, Malachy Walsh and Partners |
| Conor Frehill, Planning, HW Planning |
| Deirdre Tobin, Planning, HW Planning |

Representing Planning Authority

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| Cathy Fisher, Biodiversity Officer |
| John Ahern, Killarney Municipal District Engineer |
| Michael Lynch, Senior Executive Engineer, Development Management |

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 24th 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 25th 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. Development strategy for the site to include development area, layout, elevational treatment, materials/finishes, open space**
- 2. Residential Amenity**
- 3. Drainage Matters**
- 4. Ecology**
- 5. Any other matters**

1. Development strategy for the site to include development area, layout, elevational treatment, materials/finishes, open space

• ABP Comments:

- Clearly outline what is included/excluded in the proposed development area/density calculation; have regard to Appendix A of the Sustainable Residential Area Guidelines in this regard
- Clarify and justify the proposed density; have regard to local and national guidelines
- Address any material contraventions at application stage (material contravention statement) and advertise same in the public notices
- Ensure that the layout is compliant with all relevant guidelines, inter alia DMURS and Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- The 12 criteria of the Urban Design Manual should be addressed
- It may be considered that the layout is dominated by surface level car parking; proliferation of cul-de-sacs; lack of identifiable character areas; it is suggested that the layout may need further refinement
- Examine how this can be addressed
- Explain how the open space surrounding the creche is treated; back gardens onto roadway; boundary treatment along road; questioned whether this the optimal layout at this location close to the site entrance
- Questioned if proposed elevational treatment of apartment/duplex units is the best architectural solution
- Proposed finishes use extensive use of render, raise concerns in terms of durability and weathering into the future; submission of Building Lifecycle Report
- Quality development required at this location in terms of layout, elevational treatments and materials/finishes, given its location. Need to demonstrate at application stage that this is being achieved
- Lack of hierarchy of open space; much of open space provision is residual in nature; questioned usability, for example, of grassed ramp; lack of active supervision from houses gabling onto open space to south
- Provide different character areas; many of proposed unit types have similar floor plans
- Outline design solutions for the level differences; examples given in Cork where this has been achieved on sites with significant changes in ground levels
- Cross-sections and long-sections should be submitted
- Show the implications of the cut and fill

• Prospective Applicant's Comments:

- Attempting to create a parkland development
- Having regard to the topography
- Higher density is located to the south near the town
- Proposed design works are within the constraints of the site
- There is archaeology in the south west corner
- The strategy is to develop a hierarchy of open spaces
- Trees will be retained
- There will be connected walking and cycle routes
- Seeking to create a woodland extension on the western boundary as there is a steep embankment

- The proposed creche will have tree planting and a heavy buffer
 - Space to the rear will be fenced
 - A spine road is being created with the main street being a tree lined avenue
 - Surface car parking will be softened
 - There is potential to open up areas to the north
 - The western boundary has no significant vegetation
 - This will be heavily planted
- **Planning Authority's Comments:**
 - Examine the area surrounding the creche
 - Explain if the private open space to the rear will be segregated
 - Show the overlooking of open space on the western boundary
 - The amount of pedestrian access and permeability is good
 - Layout is good but needs some modifications
 - Topography is difficult; level differences of 11 meters across site
 - Ensure that the greenbelt on the western boundary is maintained and enhanced

2. Residential Amenity

- **ABP Comments:**
 - Address any potential impacts on existing and future residential amenities
 - Daylight and sunlight analysis should have regard to existing residents and future occupants
 - Show any potential daylight and sunlight impacts on open spaces; concerns regarding overshadowing of open space and daylight to some ground floor apartment units;
 - Block F1-F2 contains a grassed ramp; questioned usability
 - Explain if there is any impact on daylight and sunlight access to proposed units in this area
 - Cross sections, CGI's and visualisations will be important in assessing any application
- **Prospective Applicant's Comments:**
 - There is set back and planting on the western boundary
 - A planted edge is being created and hedgerows will be retained
- **Planning Authority's Comments:**
 - Satisfied with residential amenities on the northern end
 - No concerns regarding overlooking
 - Greenbelt planting is important to act as a buffer for amenities

3. Drainage Matters

- **ABP Comments:**
- Explain what upgrade works are required

- Ensure that consents are obtained
 - Outline the timeframe of when the works can be delivered
 - There is no provision for further information at application stage; liaise with planning authority in this regard prior to lodging application
 - Address any issues regarding a contribution
- **Prospective Applicant's Comments:**
 - The connecting sewer has limited capacity
 - There will be the removal of surface water flows (0.2 ha) from the north of the site
 - Irish Water has accepted this option and it will facilitate development of future lands
 - There will be connection to a 300-diameter pipe; planning authority can upgrade this to 600 diameter
 - Consents are needed from the planning authority for upgrades
 - Foul and part of the stormwater is coming out on Port Road
 - This will be a separate system
 - There are no works on 3rd party lands
 - An integrated SUD's strategy is proposed with permeable paving, tree pits and green roofs
 - Discharge rate is limited to the QBAR
 - Attenuation storage is up to a 100-year storm event
 - **Planning Authority's Comments:**
 - Removal of stormwater has minimum impact on residents in terms of works required, works within the public domain
 - The option by the applicant is suitable and will assist in future developments

4. Ecology

- **ABP Comments:**
 - Sensitive site given presence of Folly stream on site and Deenagh River across Port Road; active badger sett, invasive species present, trees/hedgerow/greenbelt area and proximity to designated sites within Killarney National Park
 - Detail the badger set; liaise with NPWS and planning authority with regards any proposals in this regard
 - Bats identified in survey; proximity to the National Park noted; consider if these are commuting bats; submit up-to-date surveys
 - The proposed development is close to a Natura site
 - There are also potential hydrological connections
 - Address ex-situ matters, if applicable
 - Conclusions regarding any effects should go beyond reasonable doubt
 - Ensure that all surveys are up to date; liaise with planning authority and Department in this regard; ensure no discrepancies between reports
 - AA will only be carried out at application stage
- **Prospective Applicant's Comments:**
 - Layout is being examined
 - Proposing to create a system for allowing water outfall to the Deenagh river

- **Planning Authority's Comments:**
- There is a badger set on site
- The Deenagh river is in the SAC
- Explain how discharge will occur
- A tree survey is important
- There should be no discrepancies in the reports

5. Any other matters

- **ABP Comments:**
- There is archaeology to the south of the site; matter should be addressed at application stage; previous archaeological works noted
- A school demand report and universal access plan should be submitted
- Detail construction/haulage routes
- Outline footpath proposals and build to the boundary; no ransom strips; show all potential connections to the boundary
- Submit a taking in charge drawing
- **Prospective Applicant's Comments:**
- Archaeological testing was previously undertaken with 45 test trenches dug
- In terms of connections, proposed development can connect to the north but seeking consent for connection to ETB lands
- Connections to the east will be brought to the boundary; connections to the school are being improved
- There will be a shared surface of 3 meters in width, connection to the National Park and an uncontrolled crossing to the north along Port Road
- There are 500 meters of improvements within the red-line boundary
- **Planning Authority's Comments:**
- Outline waste management
- The proposed waste storage facility outside is a concern
- Explain how bicycle parking works
- Allow provision for connections to roads
- Ensure that all connections are able to link with Port 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
April, 2021