



An
Bord
Pleanála

**Record of Meeting
ABP-308840-20**

Case Reference / Description	118 no. residential units (comprising of 67 no. houses and 51 no. apartments), creche and all other associated site works. Townland of Croan Lower, Coleville Road (R680), Clonmel, Co. Tipperary.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th April 2021	Start Time	10:15 a.m.
Location	Via MS Teams	End Time	11:55 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Oisín O'Connor, Client
Trevor Sadler, McGill Planning
Cáit Marley, McGill Planning
Damian Meehan, Douglas Wallace Architects
Eryk Rawicz, Douglas Wallace Architects
Ciaran Gallagher, BDB Consulting Ltd
Alan Lipscombe, AL Traffic & Transport Consultants
Noreen McLoughlin, Whitehill Ecology
Cass Roche, PC Roche & Associates

Representing Tipperary County Council Planning Authority

Ann Marie Devaney, A/Senior Executive Planner

Jonathan Flood, Executive Planner
Eoin Powell, Senior Executive Engineer Clonmel MD
Joseph O' Dwyer, Executive Technician Clonmel MD,
John Fitzgerald, A/ Senior Staff Officer – Housing Section (part V),
Ann Marie Devaney, A/Senior Executive Planner

Representing Waterford City & County Council Planning Authority

Anne Doyle, 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 15th January 2021 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 4th December 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 as it relates to density, unit mix, open space, elevational treatment/materials**
2. **Residential amenity**
3. **Traffic and Transportation**
4. **Drainage**
5. **Ecology**
6. **Archaeology**
7. **Any other matters**

1. **Development Strategy as it relates to density, unit mix, open space, elevational treatment/materials**

• **ABP Comments:**

- Justify the proposed density of 36 units per hectare in light of Figure 2 of Clonmel and Environs Development Plan 2013, as varied which seeks 17 units/ha for developments on Coleville Road- footnote 36 noted in this regard with regards to flexibility; national policy also noted
- Unit mix of 3 and 4 beds is high at almost 80%; submit a rationale for the proposed unit mix
- Address any potential material contravention at application stage with submission of material contravention statement and advertise same in public notices
- Queried rationale for restriction of access to area zoned 'Amenity' to north of site (within red line boundary). Justify why there will be no access to this area and provide rationale for same at application stage; issue of maintenance and management into the future raised; concerns regarding possible anti-social behaviour/dumping should be addressed at application
- Show hierarchy of open spaces; landscaping proposals
- Mature trees along boundary to east- root protection measures
- Outline any areas to be taken in charge
- Queried the use of render to the rear elevation of the duplex units, given their prominent location; how will it weather into the future
- Submit a building lifecycle report
- Queried extent of surface car parking and impacts it may have on layout
- Car parking appears to be quite dominant
- Possible re-examination; seek to break it up; allocation of spaces

• **Prospective Applicant's Comments:**

- No access proposed to 'Amenity' zoned open space; possible occasional access which will have low impact on biodiversity. Adopting a conservative, precautionary approach due to its sensitive location within designated site and desire to protect habitats/species within this area. Referenced ABP decision in Kilkenny in this regard. Will address the matter at application stage
- Materials will be durable and outlined at application stage and will address matter of render to rear of duplex blocks
- Car parking figure will be re-examined; trying to achieve a balance between serving the development and complying with development standards

- **Tipperary Planning Authority's Comments:**
- No further comment regarding the proposed density and unit mix
- Soft landscaping could be provided at 'Amenity' zoned open space which is not accessible
- Outline proposals for accessing the lands for services and show long-term maintenance and management of these lands
- Proposed car parking figure should be balanced
- Outline the quantum of car parking
- **Waterford Planning Authority's comments:**
- No comment

2. Residential amenity

- **ABP Comments:**
- Relates to both the existing residents in locality and future occupiers of proposed scheme
- Proposed separation distances noted, together with buffer zones
- Detail any potential negative impacts on adjoining properties and outline mitigations if applicable
- Examine boundary treatments, in particular, to south of the site
- Submit a sunlight/daylight/overshadowing analysis
- A schedule of floor areas should be submitted
- **Prospective Applicant's Comments:**
- South of the site has a buffer with landscaping and a large set back
- Boundary treatment on the southern boundary is being examined
- Overlooking from the western side of the site is being avoided through design/layout measures
- **Tipperary Planning Authority's Comments:**
- Address the interface of the adjoining properties on the west side of the site
- In relation to the current boundary, the wall is low and may need additional measures
- Boundary treatments need to be detailed
- **Waterford Planning Authority's comments:**
- No comment

3. Traffic and Transportation

- **ABP Comments:**

- Outline any pedestrian connections to Clonmel town, schools and shops
 - A map showing these connections would be beneficial
 - Detail the proposed widening of footpaths and any other measures proposed to facilitate pedestrian connectivity; detail timeframe involved and who will carry out these works
 - Address any requests regarding a contribution
 - Examine integration with future road proposal to the south of the site within Waterford City & County Council administrative area
- **Prospective Applicant's Comments:**
 - Matter of footpaths will be addressed
 - Proposed footpath width will be more than 2 metres
- **Tipperary Planning Authority's Comments:**
 - Current footpath widths are 1.3 metres; needs to be widened and the existing wall set back
 - Speed is an issue along Coleville Road
 - Have secured funding to undertake pedestrian improvement measures along this roadway and commencement of works is imminent
- **Waterford Planning Authority's comments:**
 - A new roadway to the south of the site is a transport objective of their Development Plan
 - Integration of the proposed development site entrance with this roadway

4. Drainage

- **ABP Comments:**
 - There is no provision for further information at application stage
 - Ensure all issues regarding drainage and flood risk are comprehensively addressed in documentation and liaise with both planning authority and Irish Water in this regard
 - Addressed matters raised in PA Opinion and IW submission
- **Prospective Applicant's Comments:**
 - There is currently no provision for future connections to lands on opposite side of roadway within Waterford City & County Council administrative area; a full exercise for lands to the south needs to be done but is not within the scope of these works
 - A modelling exercise for stormwater will be undertaken
 - A design statement has been approved by IW
 - Details in relation to cast iron water drain have been agreed with Irish Water
 - The only 3rd party wastewater in private ownership will be redirected to within this site
- **Tipperary Planning Authority's Comments:**
 - Lands to the south in Waterford are zoned residential
 - No comments regarding flood risk
 - House levels should be at the minimum levels set

- **Waterford Planning Authority's comments:**
- Confirmed that the lands to the south are zoned residential
- There are drainage issues on these lands
- Matter of attenuation should be considered

5. Ecology

- **ABP Comments:**
- Sensitive location of site within Lower River Suir SAC noted; matter needs to be addressed at application stage
- Noted evidence of badger/otter/bats within wider vicinity
- All documentation should be in order and have no discrepancies between documents; up-to-date surveys required; liaise with NPWS in this regard
- **Prospective Applicant's Comments:**
- Comments of ABP noted
- Area of SAC corresponds to area of flood risk
- Will address this matter at application stage
- **Tipperary Planning Authority's Comments:**
- This is a sensitive site
- Set out any impacts on all aspects of the SAC
- There must be consistency in all documentation
- **Waterford Planning Authority's comments:**
- No comment

6. Archaeology

- **ABP Comments:**
- Show the exact location of the Recorded Monument to the north east of the site
- Queried if any archaeological testing was undertaken as part of previous application on overall lands
- Outline buffer zones and separation distances; proximity of duplex block noted; liaise with Department of Housing, Local Government and Heritage in this regard
- Address if there is any archaeology associated with the adjoining mill
- **Prospective Applicant's Comments:**
- Testing was not undertaken previously regarding the adjoining mill but the matter will be examined
- **Tipperary Planning Authority's Comments:**
- No comment
- **Waterford Planning Authority's comments:**

- No comment

7. Any other matters

- **ABP Comments with regard to application:**
 - If there is any proposed taken in charge, a drawing should be submitted
 - Submit a phasing plan
 - CGI's, visualisations and cross sections should be submitted
- **Prospective Applicant's Comments:**
 - No comment
- **Tipperary Planning Authority's Comments:**
 - Car parking spaces will not be taken in charge
 - The proposed Part V is not acceptable and further discussions need to take place
- **Waterford Planning Authority's comments:**
 - No comment
- **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
May, 2021