



Case Reference / Description	607 no. residential units (405 no. houses, 202 no. apartments) with a creche and all associated site works. Lands at Coolgad, Greystones, Co. Wicklow.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	23 rd February 2021	Start Time	14:35 p.m.
Location	Via MS Teams	End Time	16:43 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Elaine Power, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Aidan McLernon, Cairn Homes
John Grace, Cairn Homes
Cliona Eogan, Cairn Homes
Jerry Barnes, MacCabe Durney Barnes
Rosie McLoughlin, MacCabe Durney Barnes
Stephen Manning, MCORM
Lauren Quinn McDonagh, MCORM
Cormac O'Brien, AECOM
Kevin Fitzpatrick, KFLA
Margaret Egan, AIT Urbanism & Landscape

Representing Planning Authority

Fergal Keogh, Senior Engineer

Edel Bermingham, Senior Executive Planner
Ruairi O'Hanlon, District Engineer
Michael Nicholson, DOS
Marc Devereux, Senior Engineer, Environment
Aidan Rochford, Executive Engineer
Brian O' Sullivan, Roads

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 29th 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 18th 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. **Core Strategy & Phasing**
2. **Design Strategy - Design and Layout, Density, Topography, Residential Amenity, Housing Mix, Materiality, Open Space, Connectivity and Permeability**
3. **Social Infrastructure - Childcare, Schools and Community Uses**
4. **Transportation & Car Parking**
5. **Water Services - Wastewater & Drainage / Flood Risk**
6. **Environmental Issues**
7. **Any Other Matters**

1. Core Strategy & Phasing

• **ABP Comments:**

- Clarify if the proposed number of units in combination with previously permitted developments would materially contravene the core strategy of the development plan.
- Clarify if the phasing of the proposed development contravenes the phasing outlined in the Action Area of the LAP and justification for the proposed phasing.
- Clarify the phasing with regard to the provision of physical and social infrastructure.
- Address any potential material contraventions.

• **Prospective Applicant's Comments:**

- The proposed number of residential units is in accordance with the core strategy. Any development would be post 2022.
- The phasing differs from that set out in the LAP
- The community facility would be provided after the provision of 207 units, which is the third phase and not after 150 no. units as outlined in the LAP.
- The proposed phasing of the development would be justified.

• **Planning Authority's Comments:**

- The 2022-2028 core strategy will have capacity to accommodate the development.
- Details of the proposed phasing with regard to the provision of physical infrastructure should be provided.
- The community facility should be developed as early as possible and should not be left until the final phase of development

2. Design Strategy - Design and Layout, Density, Topography, Residential Amenity, Housing Mix, Materiality, Open Space, Connectivity and Permeability

• **ABP Comments:**

- Justify the proposed density having regard to, inter alia, national standards.
- Consideration of the proposed design and layout having regard to the extensive road network and linear layout of the residential units.
- Concerns regarding the potential negative impact on residential amenities within the scheme, in terms of overlooking, overshadowing and overbearing impact due to the topography of the site and the proposed level differences between adjoining properties.
- Justify/consider the proposed housing mix, which comprises a significant portion of 3 and 4-bed homes.
- Address Policy HD15 of the development plan to provide single storey housing units in large scale residential developments.
- Clarify the level differences within the central area of public open space and how the open space relates to the roads which adjoin it on both sides.
- Details of the proposed boundary treatments between the areas of open space and the road network.
- Details of the level difference between the subject site and adjoining sites and how connectivity and permeability can be provided (in plan and in sections).
- A significant number of cross sections are required for this development, due to the topography of the site.

- Detail character areas and proposed materials. The site is highly visible due to its elevated nature, therefore, all elevational treatments and materials should be robust and high quality.
- **Prospective Applicant's Comments:**
 - An overview of the proposed development was provided.
 - Density is 35 units per hectare. This is balanced between the LAP and national guidelines.
 - The topography of the site has influenced the design and layout. The roads follow the contours of the site with the units generally running in a north south direction.
 - Trees and hedgerows would be retained as much as possible and built into the landscape.
 - The scheme includes a variety of unit sizes. The housing mix includes houses, duplexes and apartments and is considered appropriate.
 - The central open space has landscaping features and would be split level to accommodate the topography of the site. The open space is usable and has been well-considered.
 - The road hierarchy has been well-considered with main vehicular routes and secondary streets. All roads are constructed to the boundary.
 - The layout allows for future connectivity to adjoining sites. The pedestrian and cyclist connections have regard to the different levels.
- **Planning Authority's Comments:**
 - Density is considered too high for this challenging site on the edge of the built-up area of Greystones. It is not in accordance with the LAP standard.
 - Single storey housing units are a LAP requirement.
 - There is a dominance of roads. It is noted that this is due to the level differences.
 - Details of private amenity spaces are required and the potential negative impact on residential amenity.
 - Show interactions with the site's boundary with adjoining lands.
 - The contours on the site survey should be clear and easily understood.
 - Additional cross sections should be submitted for a greater understanding of the topography of the site and its relationship with adjoining sites.
 - Additional details of the proposed character areas and materials are required, provide more variation between the units.

3. Social Infrastructure - Childcare, Schools and Community Uses

- **ABP Comments:**
 - Justify the location of the creche
 - Address school capacity in the area
 - Justify the design and layout of the proposed community use building.
- **Prospective Applicant's Comments:**
 - Community use and creche would be provided in a single building at the entrance to the site, adjacent to the R761. It is considered that a mixed used building is the most appropriate. The management details would be outlined in the application.

- Details of the design and layout of the community building can be agreed with the planning authority.
 - The location is appropriate for the creche. It would primarily serve the development. Over time when the estate matures the location would allow for users outside of the scheme to access the development. Happy to engage with the planning authority and Wicklow Community Childcare.
 - In relation to schools there is ongoing engagement with the Department of Education to provide a school site within the Greystones area.
 - The active open space serves the wider community. Consideration of the parking requirements needs further considerations. Happy to engage with the planning authority regarding the location.
- **Planning Authority's Comments:**
 - Creche should primarily serve this proposed development and not the wider area and should be located closer to the residential units.
 - The creche is located on lands zoned for educational purposes
 - Engagement is required with Wicklow County Childcare Committee
 - Do not agree with the creche and community facility being provided in a single building. Each use should be provided separately.
 - Details of the long term management of the uses should be provided.
 - The provision of a community facility is a requirement of the LAP.
 - Community facility is a good asset and is welcomed by the planning authority.
 - No issue with the size of the proposed community facility
 - A social infrastructure audit should be submitted with the application.

4. Transportation & Car Parking

- **ABP Comments:**
 - Address issues of prematurity raised by in the Transportation Report
 - Having regard to the road objective in the LAP a justification is required as to why the road is not being provided.
 - Justification for the level of car parking proposed at the eastern portion of the site adjacent to the creche and community use building and Active Open Space lands.
 - Outline the car parking / coach parking requirements for the active open spaces
- **Prospective Applicant's Comments:**
 - Provision is being made for a future relief road along the northern side boundary.
 - Junction of R761 will be signalised and compliant with cycle arrangements.
 - Happy to engage with the Planning Authority regarding the final details of the new access onto the R761 and the potential impact that it may have on car parking for the graveyard on the opposite site of the road.
 - Future connectivity and level differences would be clearly indicated in application. Spot levels will be put at the boundaries.
- **Planning Authority's Comments:**
 - There is an objective to have a distributor road through the northern portion of the site to link to the N11. The provision of a local access road through the northern

portion of the site is acceptable subject to an upgraded distributor road in the long term.

- Proposed development would be premature subject to a road upgrades.
- The preferred entrance to the site would be relocated to the south.
- There are concerns regarding connectivity to adjoining sites.

5. Water Services - Wastewater & Drainage / Flood Risk

• ABP Comments:

- Address concerns raised by Irish Water regarding the capacity issues of the foul sewer network.
- Show and address any potential flood risk

• Prospective Applicant's Comments:

- The application would include a study of the wider catchment. Run-off times will be examined. A flood risk assessment will be submitted
- All watercourses on the site have been mapped
- Hedgerows have been retained and there are minimised changes to hydrology
- Attenuation has been utilised and supplemented with manmade features
- Surface water run-off is restricted to greenfield run-off
- This will ensure no downstream flooding
- Further consultation with Irish Water will take place and consideration of the concerns raised regarding the capacity of the wastewater network.

• Planning Authority's Comments:

- The site should not be assessed in isolation. The assessment should take account of the wider catchment area. The stream on site is open, however, the portion of the stream between the site and the sea is culverted. This has a negative impact on potential flood risk.
- Clearly indicate that the proposed development would not impact on the surface water system downstream.
- Have regard to all watercourses within and adjoining the site.
- Attenuation proposal are noted.
- Consideration of the design and layout are required having regard to existing watercourses and to the location and design of SUDS features like the pond, which is currently shown to be split level.

6. Environmental Issues

• ABP Comments:

- Address any cut and fill within the EIAR
- Clear approach and conclusion of the AA Screening Report.

• Prospective Applicant's Comments:

- A NIS is not needed

• Planning Authority's Comments:

- No further comments

7. Any other matters

- **ABP Comments:**

- Clarification on how the density was calculated. Regard should be had to national figures and address any potential material contraventions.

- **Prospective Applicant's Comments:**

- Provided a rationale for the proposed density.
- Requested clarification on the external road upgrades that may be required.

- **Planning Authority's Comments:**

- Outlined external works that may be requested. The planning authority does not support financial contribution for upgrades to the road network.

- **Further ABP Comments:**

- The Traffic Impact Assessment should be robust, and evidence based. Further discussions with the Planning Authority may be required to ascertain their requirements.
- Cross sections at a significant number of locations would be required with any future application to allow for a full assessment.

- **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
March, 2021