



An
Bord
Pleanála

Record of Meeting ABP-309037-20

Case Reference / Description	184 no. residential units (94 no. apartments, 90 no. houses) creche and associated site works. College Avenue, Breaghagh Valley, Wetland, Co. Kilkenny.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th March 2021	Start Time	10:10 a.m.
Location	Via MS Teams	End Time	11:31 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O' Connor, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

John Grace, Applicant, Cairn Homes
Aidan McLernon, Applicant, Cairn Homes
Christophe Teevan, Applicant, Cairn Homes
Derbhile McDonagh, Architect, OMP
Douglas Weir, Engineer, Malone O' Regan
Jim Bloxam, Landscape, Jim Murray & Associates
Stephen Blair, Planning Consultant, John Spain & Associates

Representing Planning Authority

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

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 2nd February 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 22nd 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. **Density/Phasing/Compliance or otherwise with the Western Environs LAP**
2. **Design and Layout/Visual Impact**
3. **Transport including infrastructure provision and parking**
4. **Residential Standards – open space provision etc**
5. **Surrounding Residential Amenity**
6. **Site Services**
7. **Environmental Screening**
8. **AOB**

1. Density/Phasing/Compliance or otherwise with the Western Environs LAP

ABP Comments:

- Justify/provide rationale for the proposed density
- Submit a phasing strategy
- Outline the status of adjoining lands
- Clarify the blue line boundary
- Outline compliance with density, phasing and the Western Environ LAP
- Consider any potential material contraventions
- Explain who is delivering proposed road infrastructure and what is the timeframe for such delivery relative to the delivery of the proposed residential development
- An access link to the north and especially to the school would be beneficial
- Justify why no creche is being proposed

Prospective Applicant's Comments:

- Proposed density of 35 units per hectare is appropriate for this edge of town development
- A rationale for density will be provided
- Phasing is incremental
- Blue line boundary will be clarified
- 90% of the road infrastructure is already in place
- The planning authority is to complete points 3-5 of Callan Road
- Points 7-10 is the distributor road which will be delivered as part of this development
- Points 8-11 of the road will be delivered and will link to this development
- The inner relief road is near completion
- This will be delivered up to the boundary
- A boreen is located to the north of the boundary

Planning Authority's Comments:

- In relation to phasing, this area would be next to be developed
- It complies with the core strategy
- Links to schools are important

2. Design and Layout/Visual Impact

ABP Comments:

- Explain how the design ties in with the existing development in the area
- Show potential desire lines to the west
- Outline the extent of the boundary walls
- Explain the treatment of single entrance duplexes

- CGI's and photomontages should be submitted

Prospective Applicant's Comments:

- A nodal point is being created at eastern end of the site
- This will create a sense of arrival
- There will be passive surveillance and active elevations
- The proposed development is an urban response to the roundabout
- Apartments are located at the corner and duplexes are dual aspect
- College Avenue has a strong active edge
- There will be a necklace of open spaces
- Proposed set back is appropriate
- Duplexes to the west have a dual frontage
- Duplexes to the east do not have a dual frontage

Planning Authority's Comments:

- Agree that a nodal point is being created
- Photomontages from the town should be submitted
- Consider visual impacts from wider areas
- Satisfied with passive surveillance
- In relation to open space – avoid small pockets that don't function
- The entrance to the open space has two gabled houses
- Look to improve the design onto the distributor road as there is a screened wall for back gardens
- Address the public realm

3. Transport including infrastructure provision and parking

ABP Comments:

- In relation to the existing access to the south west, have regard to road safety and sight lines onto the N7
- Justify car parking provision
- Explain how the new bicycle track ties in with existing bicycle infrastructure and the distributor road
- Submit a DMURS compliance statement

Prospective Applicant's Comments:

- Proposing a new bicycle track to the north along the school frontage
- There will be new parking bays to compensate for the loss of space on College Avenue

Planning Authority's Comments:

- Parking in some areas is remote
- Re-examine parking locations
- College Avenue is losing some car parking space
- This displacement should be explained and compensated

4. Residential Standards – open space provision etc

ABP Comments:

- Outline the housing mix
- Provide sunlight and daylight analysis
- Show any potential overshadowing on open spaces

Prospective Applicant's Comments:

- Open space is 15%
- Sunlight and daylight analysis will be provided

Planning Authority's Comments:

- Explain how the open space is configured
- Satisfied with the sunlight and daylight provision

5. Surrounding Residential Amenity

ABP Comments:

- Show separation distances between existing and proposed development
- Have regard to BRE/BS daylight/sunlight/overshadowing guidelines
- Address proposed amenity spaces

Prospective Applicant's Comments:

- Surrounding residential amenities will be outlined

Planning Authority's Comments:

- Outline the overlooking distances for houses backing onto the proposed development
- Ensure that there is no overshadowing on existing houses

6. Site Services

ABP Comments:

- Show the location for the new pumping station
- Explain/clarify how the pumping station will serve additional developments

Prospective Applicant's Comments:

- Existing pumping station will be decommissioned
- A new pumping station will be located on public open space
- Works will be needed to divert drainage
- New pumping station will serve existing and proposed developments
- There will be provision to serve the school
- Site is not subject to flooding
- Swales will allow water run-off from the roads
- They will be shallow and will not permanently hold water
- The proposed system is designed for a 1 in 100-year event
- Climate change has been taken into consideration

Planning Authority's Comments:

- Outline surface water drainage proposals
- Show any potential flood risk for the N76
- Concerned that the swales at the edge of the green will hold water
- Ensure that the design of swales is appropriate

7. Environmental Screening

ABP Comments:

- Provide a comprehensive environmental screening assessment

Prospective Applicant's Comments

- No further comments

Planning Authority's Comments:

- There are no invasive species on site
- Ensure that all documentation is up to date

8. Any other matters

ABP Comments with regard to application:

- No further comments

Prospective Applicant's Comments:

- A large bulk storage facility is hard to manage but can be considered

Planning Authority's Comments:

- There should be ease of access to the bin storage to the south
- Bicycle storage should be close and not peripheral
Consider a large bulk storage facility for residents of duplexes/apartments

- **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
July, 2021