



Case Reference / Description	125 no. residential units (53 no. houses, 18 no. apartments, 54 no. duplexes), creche and associated site works. Riverside, Kilcullen, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	14 th July 2021	Start Time	14:35 p.m.
Location	Via MS Teams	End Time	16:15 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Tom Sheridan, Applicant
Tim Darmody, Architect, Darmody Architects
Sean Darmody, Architect, Darmody Architects
Rachel Jordan, Engineer, Structural Design
Oisín Griffin, Landscape Architect, GLA
Eoin Reynolds, Transport Engineer, NRB
Rachel Walsh, Ecologist, MKO Ireland
Stephen Barrett, Planning Consultant, Tom Phillips & Associates
Sean Barrett, Planning Consultant, Tom Phillips & Associates
Aisling Merriman, Planning Consultant, Tom Phillips & Associates

Representing Planning Authority

Elaine Donohoe, Senior Executive Planner
--

George Willoughby, Senior Engineer, Roads
Joe Keane, Senior Executive Engineer, Roads
David Hall, Senior Executive Engineer, Water Services
Colm Flynn, Senior Engineer, Environment
Patrick Harrington, Senior Executive, Architect

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 25th May 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 28th April 2021 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, as amended, 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. Planning history and overall development proposals**
 - Open space & development plan requirements
 - Childcare capacity
- 2. Transportation and Roads, incl. relationship with adjoining lands and roads**
- 3. Drainage and flooding**
- 4. Trees and Ecology**
- 5. Design, materials and finishes**
- 6. AOB**

1. Planning history and overall development proposals

- **Open space & development plan requirements**
- **Childcare capacity**

ABP Comments:

- Describe the relationship between the proposed development and previously permitted developments on these lands.
- Describe how the overall amenity requirements of development in Riverside are met, in terms of open space and childcare capacity.
- If amenities for the whole area are not being met, a rationale is needed.
- Clarify landownership of vacant lands west and north of Riverside Manor.
- Address the issues of sequential development from the town centre.
- Have regard to the variation targets of the 2020 core strategy.
- Clarify the zoning objectives and development footprint.

Prospective Applicant's Comments:

- Phase 2 of the 2019 permission achieves its open space requirements.
- A Childcare Audit was completed and a creche is being provided in this development.
- Creche size from previous 2008 permissions will be reduced to ensure viability.
- The creche will serve both phase 2 and 3 of the development.
- There is a question regarding the requirement for additional childcare facilities in the town.
- Lands west and north of Riverside Manor are owned by a different landowner.
- The proposed development is below the 2020 core strategy variation targets of 151 dwelling units.

Planning Authority's Comments:

- The creche should cater for this development and the wider area.
- Liaise with Kildare Childcare Committee
- The 2020 core strategy variation target of 151 no. dwelling units does not include extant permissions.
- A Draft County Development is currently under preparation.

2. Transportation and Roads, incl. relationship with adjoining lands and roads

ABP Comments:

- Request the PA to outline the status of the eastern road objective.
- Detail any proposed road design / routing.
- Describe the intended function of Riverside Drive as a link to the eastern roads objective.
- Ensure compliance with DMURS.
- Address how any works will be delivered.
- Confirm the nature of upgrade / rationalisation works at the junction of Riverside Drive / R448.

Prospective Applicant's Comments:

- A road safety audit will be carried out once road layouts are finalised.
- Much of Riverside Drive is outside the developer's control.

- There were conditions attaching to 19/1000 relating to the design of the access road and junction with R448.
- Design matters will be considered.

Planning Authority's Comments:

- The intent is that the eastern road objective is to have full permeability.
- There needs to be an indicative design and future proofing of this development to allow for connections which will allow cars to avoid going through the town.
- A stage 1 and stage 2, road assessment has not been done
- The eastern route is a bubble line at the moment and not precisely defined. There are currently no future design plans / timetable from the planning authority.
- The applicant should consider potential future connections to help disperse traffic.
- Design should be to DMURS standards. The existing road is pre-DMURS.
- Riverside Drive is not taken in charge and a road condition survey is required.
- Planning authority can work with the developer with regard to local road design.
- VRU facilities need more work.
- The TTA needs to assess all nearby junctions. The junction at Athgarvan Road may require some works.
- Car park spaces need to have an adequate number
- Currently 243 is required.
- There needs to be electric charge points.
- Have regard for a bus stop close to phase 3.
- Apartments should have adequate bicycle storage.
- There is a public realm project in respect of the junction with the R448. A Part 8 scheme is at an advanced stage and can be shared with the prospective applicants.

3. Drainage and flooding

ABP Comments:

- Drawings should show the extent of any works relative to the zoning objectives.
- Status of the SSFRA and have due regard to climate change.
- Clarify if upgrade works are required for downstream pumping stations.
- Address any issues in respect of the ownership and capacity of 3rd party infrastructure to allow the development to connect to IW networks.

Prospective Applicant's Comments:

- There is attenuation for phase 2 within the riverside open space. This is not installed, and this proposed development is not connecting to it
- There will be a flood risk assessment undertaken.
- The existing wastewater infrastructure is outside of the site boundary / in third party ownership. Issues were identified in respect of 19/1000 in this regard.
- Consent and capacity issues also arise in respect of existing surface water sewers.
- Working to get watermains inside the boundary to be taken in charge

Planning Authority's Comments:

- Clarify bin storage
- There needs to be a flood risk assessment for the apartment blocks, with particular focus on the risk of fluvial and river flooding. A hydraulic model for the River Liffey should be provided.
- There needs to be a justification test for apartments.
- Floor levels need to provide 500mm freeboard with allowance for climate change.
- There needs to be a geotechnical survey to ensure stability at the riverside works
- KCC as operators of downstream pumping stations, are aware of capacity constraints.
- The existing wastewater infrastructure is in private ownership.
- The surface water pipes need upgrades
- SUD's should have include bio retention areas, swales, green roofs and rainwater harvesting
- A ground water monitoring program should commence now to give 6 months results.

4. Trees and Ecology**ABP Comments:**

- Confirm the LAP requirements for such Stepping Stone sites.
- Detail when all ecological surveys were undertaken and relate back to the requirements of the relevant species.
- Provide the results of surveys undertaken.
- Have regard to any bat or otter habitats.
- Examine the cumulative ecological impacts, particularly with Phase 2 development.

Prospective Applicant's Comments:

- The ecological impact statement will be updated.
- Updated surveys will be carried out at the correct time of year and are on-going.
- Hedgerows along the boundary are being retained as much as possible. Proposals for solid boundary treatment in identified locations will be provided.

Planning Authority's Comments:

- An ecological impact statement is required.
- Identify any habitat loss and any potential impacts.

5. Design, materials and finishes**ABP Comments:**

- Outline the design approach of duplex blocks B and D.
- Have regard to the extent of render use and the detail of the facades.
- Ensure that finishes comprise durable materials.
- Submit a building lifecycle report and rationale for choice of materials.
- Confirm proposals to comply with LAP objective for a playground in the riverside open space.

Prospective Applicant's Comments:

- Brick and stone are being used on the lower parts of blocks B and D
- Design approach will be outlined with examples of previous use demonstrating the quality and durability of proposed finishes.
- The playground has been relocated due to some local resident concerns.
- Natural or informal play and exercise will be facilitated in the linear park.

Planning Authority's Comments:

- The design approach to duplex blocks B and D are less successful.
- The type of stone and render being proposed needs more detail.
- Show the proportion of the height of stone and render. The quality of the finish and the design detailing will be critical to the success of the proposal.
- Detail how the materials will whether overtime.
- If works in the linear park reduce potential flood storage, compensatory storage should be provided.

6. Any other matters**ABP Comments:**

- Submit a sunlight and daylight assessment.
- Have regard to the requirements for EIA screening under the 2016 Act, including all of the requirements of art 299B in particular.

Prospective Applicant's Comments:

- Relevant statements will be provided.
- Clarity on Part V proposals will be provided.

Planning Authority's Comments:

- Prefer Part V units to be pepper potted and not contained in one block. Clarify intentions with regard to transfer to the Housing Authority or an AHB.

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