



Case Reference / Description	152 no. residential units (120 no. houses, 32 no. apartments), creche and associated site works. Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	1 st November, 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:45 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Susan Cullen, Associate Director, McCutcheon Halley Planning Consultants
Raymond O'Reilly, Planning Project Manager, Glenveagh Homes
Gerry Murphy, Director, MCA Architects
Dan Reilly, Director, DBFL Consulting Engineers
Derek Howlin, Director, DHLA
Andrea McAuliffe, Executive Planning Consultant
Brian Hutchinson, Architect, MCA Architects

Representing Planning Authority

Eoghan Lynch, Senior Executive Planner
David Hall, Senior Executive Engineer
Carmel O'Grady, Executive Parks Superintendent
George Willoughby, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **31st August, 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 **26th July, 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. Principle/Core Strategy/Density**
- 2. Design and Layout including landscaping/open spaces**
- 3. Residential Standards**
- 4. Existing Residential Amenity**
- 5. Transport**
- 6. Trees/Hedgerows/Environmental Screening**
- 7. Site Services/Flood Risk**
- 8. Any Other Business**

- 1. Principle / Core Strategy / Density**

ABP Comments:

- Clarity required in relation to PA approach in relation to dwelling target.
- Applicant needs to set out justification for the density proposed.

Prospective Applicant's Comments:

- It is acknowledged a material contravention statement will need to be submitted at application stage.
- The site is a peripheral site in Celbridge.
- There are constraints on the site given the overhead powerlines which restrict the development.

Planning Authority's Comments:

- The dwelling figures are something that should be addressed in a Material Contravention Statement, the unit's targets have already been reached of 2023.

2. Design and Layout including landscaping/open spaces**ABP Comments:**

- Relook at treatments of some corner units in particular Avenue 2 blank gables.
- There is a lack of detail in relation to visuals, CGI's and photomontages.
- The relationship of the back gardens will need to be further detailed.
- Possible noise issues from the powerlines traversing the areas of open space.

Prospective Applicant's Comments:

- There is a preference for own door units based on the demand and client brief.
- The corner units should be dual frontage, the treatments can be re-examined prior to lodgement of an application.
- Tree protection and hedgerows can be fully addressed, improved tree planting along Shackleton Avenue is proposed.
- Play equipment has been added to the linear park and central open space.
- Possible noise impacts from the powerlines can be looked into, a professional opinion can be sought.
- The landmark building proposed is led by another landmark building to the north of the site which is similar, this can be further discussed with the PA.

Planning Authority's Comments:

- Landmark building is not considered an acceptable landmark.
- The success of the development is dependant on the finished and details submitted.
- It is noted the constraints which dictate the location of the open space, it should be further detailed how the area is useful, ideally the playground should be better overlooked by the residential units.
- Further information is required in relation to the 2 pedestrian cycle connections along the northern boundary road including sections.
- Details in relation to the proposed planting is not sufficient.

3. Residential Standards**ABP Comments:**

- Lack of details provided in relation to sunlight/daylight analysis.

Prospective Applicant's Comments:

- A detailed sunlight/daylight analysis and shadow study will be prepared.

Planning Authority's Comments:

- Report submitted to ABP should be taken as read in relation to this item and addressed at application stage by the applicant.

4. Existing Residential Amenity

ABP Comments:

- Any potential impacts to the day/sun light to the existing houses to the east and north will need to be submitted at application stage.

Prospective Applicant's Comments:

- Can address points raised by the PA in their report submitted to ABP at application stage.

Planning Authority's Comments:

- No further comments.

5. Transport

ABP Comments:

- The cumulative impacts should be addressed in the Traffic & Transport Assessment.

Prospective Applicant's Comments:

- 216 parking spaces are proposed, 1.4 spaces on average per unit.

Planning Authority's Comments:

- The long section of road should be less than 70 meters to discourage speeding.
- Footpaths should be 2 meters wide and roads at a minimum 5.5 meters wide.
- Electric parking points and auto tracking analysis should be included at application stage.
- Relook at the site frontage to connect into what has been completed by adjoining/opposing developer.
- An acoustic noise assessment should be carried out.
- Highlight the issue with public transport and its frequency in the area.
- Concern in relation to the layout and location of the parking particularly at the triangle open space area.

6. Trees/Hedgerows/Environmental Screening

ABP Comments:

- Details in relation to the development to the north and developer.

- Applicant should be aware of all of the requirements of art.299B for SHD.

Prospective Applicant's Comments:

- There is a different applicant to the north.
- Aware of Article 299B will need to be fully addressed, this will be submitted at application stage.
- A stream assessment has been prepared and will be submitted.
- Additional screening out of pathways and groundwater to be dealt with comprehensively.

Planning Authority's Comments:

- In the south east corner pinch point area details to be provided how the trees/hedges can be retained.

7. Site Services/Flood Risk

ABP Comments:

- Foul water capacity constraints highlighted by Irish Water which will need to be addressed, possible impacts on the proposed development and timing of projects.

Prospective Applicant's Comments:

- SuD's measures can be further enhanced.

Planning Authority's Comments:

- COF notes sewer extension is required, ask the applicant to agree as much detail as possible with Irish Water prior to lodgement of an application.
- A safety risk assessment for any water courses within the site to be prepared and submitted.
- The applicant should be mindful that the drawings submitted work together and read clearly across the board comprehensively from a multi-disciplinary team.

8. Any Other Business

ABP Comments:

- Any other matters not covered in the agenda can be raised for discussion.

Prospective Applicant's Comments:

- No further comments.

Planning Authority's Comments:

- No further comments.

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.
- A Schedule of Documents and Drawings should be submitted with the Application.

- 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
December, 2021