



An
Bord
Pleanála

Record of Meeting ABP-311820-21

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|-------------------------------------|--|--------------------------|-------------|
| Case Reference / Description | 311820 - 620 no. residential units (434 no. houses, 186 no. apartments), creche and associated site works. "The Foothills" in the townlands of Killinarden and Kiltalown, Tallaght, Dublin 24. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 10/02/2022 | Start Time | 10:00am |
| Location | Remotely via Microsoft teams | End Time | 11.38am |
| Chairperson | Rachel Kenny | Executive Officer | David Behan |

Representing An Bord Pleanála:

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| Rachel Kenny, Director of Planning |
| Conor McGrath, Senior Planning Inspector |
| David Behan, Executive Officer |

Representing Prospective Applicant:

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| Trevor Sadler, MCG Planning |
| Caitlin Marley, MCG Planning |
| Joe Kennedy, SKA Architects |
| Martin McKenna, SKA Architects |
| Fergal Parlon, Mitchell Associates |
| Sarah Curran, DBFL Civils & Transport |
| Thomas Jennings, DBFL Civils & Transport |
| Aisling McParland, Ecology |
| Jennifer Bradfield, Applicant |
| Fergal Lalor, Applicant |

Representing Planning Authority

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| Eoin Burke, Senior Planner |
| Jim Johnston Senior, Executive Planner |
| Colm Maguire, Assistant Planner |
| Graham Murphy, Senior Executive Engineer (Roads Forward Planning) |
| Brian Harkin, Senior Executive Engineer (Drainage) |
| Michael Smith, Procurement |
| Oisín Egan, Public Realm |
| Laurence Colleran, Senior Executive Parks Superintendent |
| Rosaleen Dwyer, Heritage officer |

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, 10/11/2021, 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, 24/11/2022 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. Development Strategy and Killinarden Masterplan 2019**
- 2. Design and Layout, including Phasing, Local Centre / Services, Building heights, Public Open Space**
- 3. Transport and Access**
- 4. Drainage.**
- 5. AOB**

- 1. Development Strategy and Killinarden Masterplan 2019**

ABP Comments:

- Provide clarification and elaboration with regard to the background and status of the Killinarden Masterplan.
- Elaborate on and justify the approach to densities within the Masterplan and the proposed development.

Prospective Applicant's Comments:

- The proposed development is in line with the masterplan. There is further work on-going in relation to the design of the scheme.
- In the context of this urban edge site, precedent and public transport accessibility the density is appropriate.
- The nature of the development and its mix justifies the proposed density, which facilitates the achievement of 60% affordable housing.

Planning Authority's Comments:

- The Masterplan is a non-statutory plan, which was prepared with local consultation.
- The strategy outlined in the Masterplan is aligned and supported by National Policy.
- It provides for medium density, mixed tenure and mixed uses and is linked to the green infrastructure in the area.
- The Masterplan was approved by the Council in March 2020 to deliver affordable housing, which led to a procurement process and agreement for the disposal of the lands.
- The proposed density is similar to development at Kilcarbery and City West and is appropriate for this location.
- Phasing will start at Elder Park at the eastern end and moves westwards.
- The planning authority submission is mindful of the Masterplan but assesses the development against the County Development Plan.
- The development complies with most policies and is supported in principle.
- Some additional work in relation to certain areas is required, eg. ecological surveys.

2. Design and Layout, including Phasing, Local Centre / Services, Building heights, Public Open Space

ABP Comments:

- Clarification and elaboration required on the building heights strategy having regard to the provisions of the Masterplan and the need to provide a strong urban edge and enclosure to adjoining roads.
- Clarification regarding development plan policies relevant to this area.
- Clarification and elaboration with regard to proposals for the local centre and creche.
- Provide clarity with regard to the proposed phasing and the provision of amenity and drainage infrastructure.
- Confirm proposals with regard to hedgerows identified in the Masterplan strategy

Prospective Applicant's Comments:

- The development brief does not provide for apartment blocks.
- Tall 4-storey buildings are provided to Killinarden Heights and taller 3-storey also at the western end of the development.
- The site is also elevated over Killinarden Heights and the proposed heights will provide balance.
- Provision of apartments would raise affordability issues.
- Proposals for the local centre and creche have been further developed. Two retail units and a café have been allowed for with scope for further commercial units.
- Phase 1 will include Elder Park, the east-west corridor and southeastern swales.
- Phasing will move westwards with early reinforcement of hedgerows and provision of drainage infrastructure.
- A review has provided for further retention of hedgerows and wildlife corridors are to be incorporated.

Planning Authority's Comments:

- This is the last edge of the city before the mountains and the development is in line with County Development Plan.
- This development model has been successful on lands to the east, at Elder Heath.
- The development delivers affordable homes for purchase in a tight urban grain.
- Development plan policy H9 Objective 5 would apply to this area.
- Collaboration with prospective applicant is ongoing and proposals for further hedgerow retention are welcome.
- SUDS features should be incorporated into hedgerows and ecological corridors.

4. Transport and Access

ABP Comments:

- Describe the proposed junction arrangements at the N81 and any consultation with TII.
- Address the requirement for signalisation of junctions and landownership for any required junction upgrades.
- Confirm the requirement for extinguishment of the Public Right of Way along Horan's Lane to facilitate the development and the dependency of the development on such consent.
- Clarify the status of proposals to route bus services through the development.

Prospective Applicant's Comments:

- There is an existing signalised junction and pedestrian crossing on the N81.
- There is a long-term objective to upgrade the N81 but no immediate plans for these works. The proposals seek to safeguard this objective.
- This objective has been omitted from the Draft County Development Plan.
- There has been no consultation with TII to date but discussions with the Council are on-going.
- Both accesses to Killinarden Heights will be signalised which will facilitate pedestrian movements.
- There is a dependency on the closure of a section of Horan's Lane.
- The proposed development is on an existing high frequency bus route. Routing of services through the site remains aspirational.
- The design of surface water ponds / swales can act as a barrier to movement through the lands to local schools and amenities and should be reviewed

Planning Authority's Comments:

- The N81 upgrade is currently a low priority project.
- The status of the project and the proposed development will be raised with TII in a forthcoming meeting.
- The requirement in relation to the public right of way along Horan's Lane will be further examined.

5. Drainage

ABP Comments:

- Surface water drainage infrastructure should be clearly identified in the phasing strategy.
- Address the matters raised in the planning authority reports.

Prospective Applicant's Comments:

- There is engagement on-going with the planning authority in this regard.

Planning Authority's Comments:

- The reports accompanying the planning authority submission identify areas of concern.
- There is on-going engagement with the prospective applicants in this regard.

6. AOB

ABP Comments:

- Full set of drawings to be submitted with application.
- Discussion regarding the lodgement of this application under the SHD process.

Prospective Applicant's Comments:

- The intent is to lodge the application under the SHD process.

Planning Authority's Comments:

- Applicant to engage with ESB on issue for landscaping and amenity spaces below overhead power lines.
- The design and procurement process to date has been based on the SHD process.

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.

Rachel Kenny
Director of Planning
March, 2022