



An  
Bord  
Pleanála

## Record of Meeting ABP-312005-21

<b>Case Reference / Description</b>	Demolition of an existing structures, construction of 1,284 no. residential units (334 no. houses, 950 no. apartments), creche and associated site works. Barberstown, Barnhill and Passifyoucan, Barnhill, Clonsilla, Dublin 15.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	23 <sup>rd</sup> March 2022	<b>Start Time</b>	10:00 am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	12:00 pm
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

### Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

### Representing Prospective Applicant:

Màiri Henderson, McCutcheon Halley
Michelle O'Shea, McCutcheon Halley
Greg Davey, Delphi (Davey Smith)
Andrew Murphy, CWOB Architects
Arthur O'Brien, CWOB Architects
Geoff Emerson, Clifton Scannell Emerson Associates
Conor Philips, Clifton Scannell Emerson Associates
Jonathan Gannon, Gannon & Associates
Thomas Freeman, Alanna Homes
Sharon Reilly, Alcove Four Ireland Ltd
Eoin Deffely, Alcove Four Ireland Ltd

## **Representing Planning Authority**

Deirdre Fallon, Senior Executive Planner, Planning
Anna Marie Meagher, Parks
Jennifer Casserly, Executive Planner, Planning
Niamh O'Connor, Executive Engineer, Transportation Planning
David Devine, Senior Executive Engineer, Water Services
Damien Cox, Executive Engineer, Water Services

### **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 7<sup>th</sup> January 2022 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 22<sup>nd</sup> November 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 Principle – including compliance with open space land use zoning objectives.**
- 2. Phasing of development, including update on the status of the Ongar – Barnhill Distributor Road.**
- 3. Transportation and Access, including road network improvements and access to and across the railway.**

4. **Community and Local Services, including scope of the local centre and provision of childcare facilities.**
5. **Design and Layout, including height strategy.**
6. **Drainage**
7. **Any Other Matters**

1. **Development Principle – incl compliance with open space land use zoning objectives.**

**ABP Comments:**

- The PA was requested to clarify the relevant zoning objectives relating to these lands and the status of uses identified on maps within the Barnhill LAP.

**Planning Authority's Comments:**

- The zoning objectives are as set out in the County Development Plan 2017.

2. **Phasing of development, including update on the status of the Ongar – Barnhill Distributor Road.**

**ABP Comments:**

- The Ongar – Barnhill Distributor Road has been subject to Part 8 approval.
- ABP representatives sought the latest status updates of the Ongar – Barnhill Distributor Road including updates in relation to the availability of funding and whether the proposed development involves any amendments to the approved design.
- Any Part 8 works needs to be clearly identified at application stage.
- Certainty on timelines and funding should be provided.
- The appropriate tool for funding, such as a development contribution, needs to be carefully considered and if necessary justified.
- The PA has raised concerns in relation to the proposed phasing.
- ABP representatives raised the rationale for to the proposed 10-year permission. Other considerations than just the scale of the development will influence whether such a permission is acceptable or justified given that it would constrain two cycles of the plan making process.

**Prospective Applicant's Comments:**

- There is good integration between the road design and the proposed development.
- Agreement under S.48 is likely to be required in respect of part funding of the road.
- The same design team have been engaged as were involved in the road design.
- Some expansion of the attenuation areas is now proposed to cater for the scheme.
- The main SUDs features are contained within the proposed development.
- Revised phasing will be put forward for the application having regard to the LAP and the submission of the planning authority.
- An enhanced village centre will be provided.
- A green infrastructure masterplan will be provided in alignment with the Local Area Plan.

- Proposals for provision of a creche facility in the village centre in phase 1 can be further discussed with the PA.
- The intention is to seek a 10-year permission. Construction is likely to commence in 2023 / 2024 following road and infrastructure works.

**Planning Authority's Comments:**

- Construction of the Ongar – Barnhill Distributor Road is expected to begin in 2023-2024. It is anticipated that a new bridge over the railway will be available at that stage.
- There are ongoing discussions with the National Transport Authority in relation to the final design of the road.
- There is still some ongoing design work to ensure pedestrian and cyclist priority access along the route.
- There is some funding in place for the road.
- The underpass forms part of the Ongar – Barnhill Distributor Road.
- The prospective applicant is to address the issues raised in the submitted PA report.
- Funding for the Barnhill Distributor Road will come under the capital programme to be funded under the general infrastructure programme.

**3. Transportation and Access, including road network improvements and access to and across the railway.**

**ABP Comments:**

- The prospective applicant was requested to clarify the treatment to existing Barberstown Lane South to the east of the eastern roundabout and how this will interface with the proposed development. Are new junctions required?
- The prospective applicant is to carefully consider the potential for large volumes of traffic to cross the substandard Pakenham canal bridge.
- The prospective applicant to provide clarity on any dependency of the proposed development on the new road and bridge over the canal and railway to the east.
- ABP representatives sought a status update in relation to the upgrade of the road network to the east, as far as Clonsilla.
- Clarification on the status of any required extinguishment of a public right of way along Barberstown lane North was requested.
- The Board would need to have reasonable certainty that a proposed development can be implemented.
- The prospective applicant is to provide further detail on the train station access arrangements and the solutions proposed to ensure public access to the station and across the railway line to lands to the north.
- Have regard to the potential impacts from increased services along the rail line such as railway noise.
- Provide further sought detail on bus services and other transport modes to the area.

**Prospective Applicant's Comments:**

- The new road will connect at the Ongar Road to the north and will connect into the existing Barberstown Lane South, to the west of Pakenham Bridge.

- There are three phases of the proposed development. Context will be provided for what is proposed at each stage with each of the three scenario in terms of road infrastructure.
- In the initial phase, the development will only connect to Barberstown Lane South via the roundabout.
- As part of the DART+ West project, a new road and bridge will provide a link between Westmanstown Road and Barberstown Lane South, south of Pakenham Bridge.
- The purpose of the bridge is driven by DART+ West and the proposed development is not dependant on these works.
- A number of traffic impact scenarios have been modelled.
- The traffic distribution has been looked at and the junctions have been assessed. No capacity issues at Pakenham Bridge have been identified.
- The prospective applicant has considered how to prevent a large volume of traffic crossing the substandard canal bridge.
- The main employment areas and key attractors are along the rail line and to the north, or else will be provided within the development.
- There are other road proposals / planned upgrades to the east at Kellystown, however, these have not yet been granted consent.
- An EIAR will be submitted at application stage.
- The proposed development is a rail-based settlement. An open and functioning railway line will provide the initial modal shift.
- The proposed development has been designed to facilitate bus links.
- There is a requirement for an extinguishment of a public right of way at Barberstown Lane North, in accordance with the local area plan. The extinguishment has not yet been undertaken by the PA.
- The design of the scheme could be reviewed to address uncertainty in this regard.
- The station access arrangements will reflect those in place on the northern / Hansfield side of the line.
- The design approach facilitates access to Irish Rail lands to the northeast.
- Vehicular access to the station will be provided via Railway Quarter.
- The prospective applicant will confirm Irish Rail's agreement to have open access for the public plaza at application stage. Such arrangements were part of the original Rail Order for this line.
- There are no definitive proposals for bus services in this area at this time but bus access is facilitated in the design. The train station will facilitate modal shift.
- The design and layout is intended to prioritise pedestrian and cycle movement.

#### **Planning Authority's Comments:**

- The prospective applicant's phased approach is to be discussed with the PA in order to ensure that the infrastructure is put in place as required.
- The Kellystown LAP includes a link road which connects to Diswellstown road. This is subject to initial public consultation currently.
- Extinguishment of the public right of way on Barberstown Lane north has not yet been carried out.

#### **4. Community and Local Services, including scope of the local centre and provision of childcare facilities.**

##### **ABP Comments:**

- The Local Area Plan envisages a range of services and facilities for the community in this area. The prospective applicant is to provide clarity on the level of services that are needed and proposed.
- There is currently a limited level of retail provision proposed within the scheme.
- There is a query over whether a large creche facility is necessary or viable or whether a number of smaller facilities would be preferable.
- The overall aim of the Local Area Plan for the development of a sustainable community needs to be considered. It is not sufficient to rely on other services in the community.
- What engagement has there been to date with the Dept. of Education in relation to the provision of a school on the lands.

##### **Prospective Applicant's Comments:**

- The prospective applicant chose not to include a fixed commercial structure in the Village Centre in order to avoid vacant units if they are not occupied.
- The lower-level own door residential units are designed so that they can be used for services if necessary.
- The eastern Hub will facilitate remote working and commercial spaces.
- The Village Centre design was revised following the previous S.5 opinion.
- The prospective applicant intends to include a retail impact study with the application.
- Service needs can be met as the proposed development evolves over time.
- The creche has been designed in consultation with a creche provider. There may be flexibility in relation to providing the facility in the village centre as well as Station Plaza in Phase 1.
- The single Village Centre location provides synergy with the school location.
- The prospective applicant has tried to engage with the Department of Education on several occasions.
- The school site is modelled off other schools approved by the Dept. of Education.

##### **Planning Authority's Comments:**

- The LAP identifies the requirements in respect of retail and community infrastructure.
- The social infrastructure audit needs to identify gaps and how they will be met.
- The PA is not aware of any current proposals on behalf of the Department of Education on the proposed development site.

#### **5. Design and Layout, including height strategy.**

##### **ABP Comments:**

- ABP representatives sought further details in relation to the overall development, the positioning of the taller blocks and the rationale for departing from the Local Authority Plan height strategy.

- The prospective applicant is to provide the rational for increased building heights, particularly at a remove from the village centre and train station.
- Elaboration was sought on the relationship between taller buildings and areas of public open space, to achieve appropriate levels of enclosure.
- Having regard to the contravention of the building height strategy of the LAP, consideration should be given to the criteria under section 3.2 of the Building Height guidelines. Further detail in relation to the capacity and frequency of public transport should be considered.
- Elaboration on the design approach to Link Road West neighbourhood was requested.

#### **Prospective Applicant's Comments:**

- A number of areas of the development are being reviewed following receipt of the planning authority comments.
- The development provides a strong urban edge to main streets. The tallest structures are provided within the Village Centre, as a landmark.
- The layout is informed by the landmark sites identified in the LAP.
- The design seeks to balance urban articulation with protection of existing residential amenities.
- Omission of the underpass / covered link to the station from the Village centre is under consideration.
- There has been careful consideration of the public open space. It has been designed so that the vehicular traffic has been taken out.
- Public open space south of Station Quarter is enclosed by taller blocks. The western greenway is of lower scale and enclosure and proposed parking has been removed from this area.
- Enclosure of the main central public open space would be difficult. This is envisaged as an open plain where the landscape is the feature.
- Access to Link Road West will be at the existing Barberstown lane North junction location, at the lower part of the road.
- The difficulties in developing this site are acknowledged.
- Two-storey housing will bound the existing road with duplex units facing the proposed underpass.
- The prospective applicant can elaborate on the details of the underpass connection and the jogging route on the western side of the new road at application stage, including visualisations.

#### **Planning Authority's Comments:**

- The prospective applicant is to refer to the PA's submitted report.

## **6. Drainage**

#### **ABP Comments:**

- Clarity regarding the proposed foul drainage connections to Hansfield which traverse the railway via land culvert was requested.
- The prospective applicant is to clarify any required consent to cross under the railway.

**Prospective Applicant's Comments:**

- The foul drainage connection is via a corridor that does not cross Irish Rail lands.
- The culvert under the railway is existing and the prospective applicant has a right of access thereto.

**Planning Authority's Comments:**

- No further comments.

**7. Any other matters**

**ABP Comments:**

- APB representatives have no further comments.

**Prospective Applicant's Comments:**

- The prospective applicant intends to develop the public open spaces using a network concept, linking landscape areas. A landscape masterplan is under preparation.
- The public open spaces will be consistent with the architectural landscape.
- The football pitch will be an active space available all the time, notwithstanding any attenuation function / flood event and is developed in close consultation with the PA.

**Planning Authority's Comments:**

- A green infrastructure plan is required.
- The prospective applicant is to clearly demonstrate the breakdown between public open space and the SUDs provision at application stage.
- Regard should be had to development plan policies in relation to SUDS provision.
- The PA is open to further discussions with the prospective applicant.
- There may be a requirement for a contribution in lieu.
- The tree survey at application stage needs to be more detailed. More information is required in relation to the retention of the hedgerows, including an arboricultural method statement.



## 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](mailto: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](mailto:spatialplanning@water.ie).

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Stephen O'Sullivan  
Assistant Director of Planning  
April, 2022