



An
Bord
Pleanála

Record of Meeting ABP-312233-21

Case Reference / Description	276 no. residential units (182 no. houses, 94 no. apartments). Site to the south and east of the R148, and abutting the junction 8 roundabout on the M4, Boycetown, Kilcock, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th May 2022	Start Time	10:00am
Location	Remotely via Microsoft teams	End Time	11.00am
Chairperson	Stephen O'Sullivan	Executive Officer	David Behan

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
David Behan, Executive Officer

Representing Prospective Applicant:

Seamus Savage, Project manager
David Mulcahy, Planning consultant
Owen O'Sullivan, Engineer
Paul Byrne, Architect

Representing Planning Authority

Danielle Cantwell, Executive Planner
Eoghan Lynch, Senior Executive Planner
George Willoughby, Senior Executive Engineer, Roads
Carmel O'Grady, Executive Parks Superintendent
Gordon Weston, Housing Department
Audrey Myles, Housing Department

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, 24th 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, 16th December 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. Previous Reason for refusal (ABP-311037), *inter alia*, open space provision**
- 2. Design and Layout**
- 3. Any Other Business**

- 1. Previous Reason for refusal (ABP 311037-21), *inter alia*, open space provision**

ABP Comments:

- Open space functionality requires further detail to address the specific concerns raised in the previous Inspectors Report

Prospective Applicant's Comments:

- Proposed development has been redesigned to overcome previous refusal reasons
- Require PA to elaborate on remaining concerns

Planning Authority's Comments:

- Parking requirement not met
- Proposed development is bound by roads and will be car dependent
- Acknowledged improvements to design, concerns remain in relation to the layout
- Proposed development not well served by public transport
- Directed prospective applicant to see opinion for clarity on concerns

2. Design and Layout**ABP Comments:**

- Noted amended design and layout of open space, there is an absence of detailed information in the documentation
- Prospective applicant advised that submitted documents do not clearly indicate a positive change to the design and layout
- Prospective applicant advised further changes to urban form may be required and the new carparking layout addressed

Prospective Applicant's Comments:

- Advised that due to time constraints to submit SHD application documents lacked detail
- Non signalised T-junction at N4 allows free flow of traffic
- T-junction will keep development traffic in site
- Design allows for a roundabout to be implemented in future

Planning Authority's Comments:

- Eastern boundary should retain hedgerows and fill in existing ditch
- More nature based treatment of boundaries required
- Units to be moved back from public open space to allow for a central and overlooked public open space
- Clear active edges to public open space required
- Concern of traffic impact on junction of N4 coming from the R148
- Parking analysis report required and justification for any reduction in car parking
- Visitor's parking spaces must be clearly shown on submitted documents
- Acknowledged that location and frequency of public transport may be grounds for reduction of parking ratio

3. AOB**ABP Comments:**

- Clarity sought on date of purchase for Part V
- Prospective applicant advised that gable walls or amended design have not been submitted in the documentation
- Prospective applicant advised to submit material contravention statement in relation to parking should they consider that there is noncompliance

Prospective Applicant's Comments:

- Query in relation to a further reduction in car parking on the site and the implications for the design and layout

Planning Authority's Comments:

- Prospective applicant advised Part V schedule must be fully completed
- Quantity of new dwellings is a material contravention of core strategy
- Concerns with 5 storey units
- Concern with distance to Kilcock Village and the impact on the amenities
- Prospective applicant advised to be mindful of existing hedges and to make boundary treatment of a permanent nature
- Access for vulnerable road users requires improvement

ABP Further Comments:

- The Core Strategies and other planning considerations are carefully considered by ABP
- Boundary treatments on adjoining SHDs authorised by the boards may be appropriate on current site.
- The junction at the access to the site from the regional road will have to reflect its location on zoned land within the town, roundabout may be problematic for vulnerable road users whose requirements take precedence on urban sites

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.

Stephen O'Sullivan,
Assistant Director of Planning
May 2022