



An
Bord
Pleanála

Record of Meeting TC0028

Case Reference / Description	Demolition of 2 no. habitable dwellings, construction of 141 no. residential units (98 no. houses, 43 no. apartments), crèche and link access road between the Enniskerry Road and Glenamuck Road. Glenamuck Road and Enniskerry Road, Kiltiernan, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	17 th November, 2017	Start Time	10.00
Location	Office of An Bord Pleanála	End Time	12.00
Chairperson	Tom Rabbette	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Clare Holohan, Head of Development, Real Estate Advisory Group (Prospective Applicant)
Sharon Barrett, Director Restructuring, Duff and Phelps (Prospective Applicant)
Susan Fogarty, NAMA
Anne Fletcher, Director, Coady Architects (Project Architects)
Marian Hickey, Senior Technologist, Coady Architects (Project Architects)
Arkadiusz Szumlas, Architect, Coady Architects (Project Architects)
Kieran Boyle, Technical Director, ATKINS Consulting Engineers (Traffic and Transportation)
Justin Norman, Project Engineer, ATKINS Consulting Engineers (Water Services/Drainage)
Celia Harris, Associate Director, Mitchell+Associates (Landscape Architects)
Ian McGrandles, Director, IMG Planning Limited (Planning)

Representing Planning Authority

Louise McGauran, Senior Planner
Rebecca Greene, Executive Planner
Adrian Thompson, Senior Executive Engineer

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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 3rd November, 2017 providing the records of consultations held pursuant to section 247 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 may 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 11th October, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Infrastructural constraints/details
2. Development strategy to include phasing, masterplan/connectivity to adjoining lands, layout, building heights, open space provision, residential amenity, Part V.
3. Any other matters.

1. Infrastructural constraints / details

ABP sought further elaboration/discussion on:

- Previous refusal on site regarding road infrastructure constraints and subsequent Part VIII road infrastructure application approved by PA.

Prospective Applicant's response:

- This application has dovetailed with the Part VIII process and is based on the Part VIII approval.
- Agree with item 1 of Transportation Department's report (Appendix B – Internal Reports, Dun Laoghaire Rathdown County Council's opinion report received by ABP on 3rd November, 2017). The prospective applicant will be involved with the design and construction of the road infrastructure works.
- The prospective applicant is in negotiations with the adjoining landowners (Dun Laoghaire Rathdown County Council and Carrickmines Partnership) for construction of the Part VIII scheme, intend to have formal agreement in place for full road works to be carried out with the delivery of the scheme.
- Letter of consent from adjoining landowner submitted with the pre-application consultation request, approx. 1-acre of land take required on each side of the road.
- Site boundary brought back to address a pinch point.
- PA may be required to enter open tender process for delivery of road.
- Absolute commitment to deliver road works but concern re. legal requirement of agreement with PA and the open tender process, keen not to stall works due to legal issues. Nuances of the agreement need to be ironed out.
- Propose approx. 50 houses could be commenced and delivered on site at the Enniskerry Road entrance in tandem with road works and before completion of Glenamuck Road junction, not an attempt to decouple delivery of the road infrastructure and delivery of units but as an assurance for the applicant if there is any delay due to the legal process. There is potential for the road infrastructure works to be seen as separate from the residential scheme due to the open tender process.
- Preparing construction stage traffic plan, will review with PA before submitting application.
- To re-engage with PA Drainage department – SUDS strategy has been discussed and is agreeable, further details which were raised will be addressed.

Planning Authority's comments:

- Satisfied with prospective applicant's response, negotiations underway with adjoining landowners, PA are eager to enter into tripartite agreement.
- Infrastructural constraints were the main reason for previous refusal on site, there is a real need for the works to be carried out promptly and delivered in a timely manner – keen for agreement on timelines.
- No issue re. commencing construction of units but would tie the occupancy of these units to the completion of the road infrastructure works.

- Discrepancy between the drainage details and landscaping details, levels don't match, question the usability of open space proposal as attenuation measures - need to address this. Suggest as much information as possible regarding drainage infrastructure be submitted with application.

ABP comments re. application stage:

- Road infrastructural works – identify who the landowners are, ensure as much agreement in place as possible, submit timelines for delivery of works.
- Transport Infrastructure Ireland may have concerns re. capacity of junctions with the M50 in the area which could be an issue, address at application stage.
- Traffic impact assessment to address the delivery of road infrastructure works, the residential scheme and construction stage impacts on traffic in the area.
- Surface water drainage to be addressed at application stage.
- Indicate where the 220kV powerline corridor is located on application drawings.
- Ensure there is no conflict between the information shown on the architectural, drainage and landscape drawings.

2. Development strategy to include phasing, masterplan / connectivity to adjoining lands, layout, building heights, open space provision, residential amenity, Part V.

ABP sought further elaboration/discussion on:

- Masterplan/phasing of scheme (including Masterplan submitted with pre-application consultation request)
- Connectivity to adjoining lands and proposed access points.
- Parallel roadways and compliance with DMURS.
- Part V proposal.

Prospective Applicant's response:

- The site of the proposed development is the entirety of land parcel 6B, as illustrated in the Masterplan document submitted with the pre-application consultation request.
- An adjoining landowner has recently requested talks with the prospective applicant re. development of lands to the north of the site.
- The site is a small parcel of land within a larger plot, the approach has been for fixed links through the site providing for links to lands to the north and Enniskerry Road, have indicated where these connections including pedestrian and cyclist permeability and connectivity to open spaces can be facilitated.
- Density is achieved as per LAP.
- High voltage cable corridor – may be placed underground in future but proposed development has taken into account the current situation.
- Statement on DMURS submitted with pre-application consultation request and corresponds with the Masterplan.
- Potential connections are outlined throughout the Masterplan. This site is not envisioned to be the key main access point to the adjoining land parcels.

- Proposed access to lands to the north are not fixed, can be moved along this boundary. The shared surface street proposed at this location will offer pedestrian and cyclist connectivity with lesser vehicle movements proposed.
- Internal roads are to be continued up to the site boundary to ensure there is no ransom strip between adjoining lands. These roads are to be taken in charge by the PA.
- Crèche site is not a preferred location for connectivity due to site levels and embankment, however, connectivity at this location can be addressed, if required.
- The embankment at the crèche site includes a hedgerow and trees – objective in LAP to maintain/ improve hedgerows and it is proposed to replace hedgerow through the site with native species.
- Site levels fall 20m from top to bottom, quite steep at crèche site.
- Density – debate ongoing since previous application re. open space and density calculations. Net density excludes open space as the proposed open space is to be connectable to adjoining land parcels and will serve much wider area. LAP allows for 40-45 units for this site. If open space is included the site area is larger and density decreases, approx. 15 additional units will have to be provided, not an issue in itself but provision of car parking spaces would be an issue.
- Balance to achieve density, provide improved connections and maintain significant trees within the available space on the site.
- Ramped entry to site is proposed, as per PA's request, which will significantly reduce traffic speed.
- Road safety audit will accompany the application.
- Existing road (Glenamuck Road) does not sit directly parallel to proposed road, there is a difference in levels between the 2 roads. Significant trees and green space will be maintained.
- Sylvan style treeline character to be reinstated along Glenamuck Road.
- Location of apartment blocks proposed at lowest part of site, work with existing site levels to minimise impact on adjoining properties. Outlined rationale re. site levels and proposed planting. Best location re. topography of the site.
- Allowance for existing power line acts as a buffer zone for adjoining properties re. overlooking.
- Certain garden sizes – currently 5.1m, seeking to reach approx. 5.5m or 5.6m.
- Double fronted houses with dual aspect rooms, no issue re. overlooking, will address design concerns re. residential amenity.
- Local stone walls to be incorporated into the scheme, as per boundary detail key plan submitted.
- Part V – agreement to be finalised, Housing Department came back with alternative proposal, currently under review.

Planning Authority's comments:

- Satisfied with the proposal and appreciate the work carried out by the design team.
- Pre-planning meeting has taken place with the adjoining landowner to the north who had indicated to the PA that they wish to engage with the prospective applicant.
- Welcome proposed connections to adjoining lands.

- If vehicular access to lands to the north is not a possibility on shared surface street, then show the extent of the proposed pedestrian and cyclist connections.
- Include open space area in gross density figure calculations, acknowledge anomaly in density calculations between the county development plan and LAP, default to county development plan.
- Welcome active frontage along road way.
- Put forward argument re. topography and density.
- If land parcel to the north becomes available for development, suggest omitting one residential unit which would allow for greater open space connection between the 2 sites.
- Part V – original proposal to the Housing Department included units that were too large.

ABP comments re. application stage:

- Issues such as connectivity, DMURS and access to adjoining lands need to be addressed.
- Provide justification/rationale of proposed density, have regard to national policy.
- Parallel roadways and compliance with DMURS, address or provide justification.
- Indicate proposed road materials and different finishes at application stage.
- Usability of open space to be addressed.
- Address the boundary treatments where roadways meet adjoining lands.
- Residential amenity – include photomontages to show potential impact on adjoining properties.
- Submit shadow analysis for adjoining property to the south of the site.
- Part V – identify where the proposed units are located within the scheme.

3. Any Other Matters

ABP sought further elaboration/discussion on:

- Crèche – location of crèche, discrepancies in drawings submitted with pre-application consultation request. Intended use of units above the crèche.
- Proposed materials and finishings.

Prospective Applicant's response:

- Crèche is located adjacent to duplex units. Acknowledge discrepancies between large scale drawings submitted and A3 booklet – correct site layout drawings included in A3 booklet of drawings dated August 2017.
- 3 residential units are proposed above the crèche and extended open space proposed at crèche.
- Proposed bank of car parking to be refined in order to provide a footpath, hedgerow planting and to allow for vehicles to reverse, in order to facilitate a one-way loop system around the unit.
- Propose to introduce granite walls throughout the scheme, including around entranceways. Window sills will be a stone-like material. Will submit materials sheets for the site works and typical house types with the application.

Planning Authority's comments:

- Suggest the use of granite to accord with the LAP and vernacular scheme of architecture in the area.

An Bord Pleanála's comments re. application stage:

- Proposed materials and finishings – provide as much information as possible at application stage.

ABP invited parties to raise any outstanding matters.**Planning Authority's comments:**

- Query if existing hedgerow behind proposed crèche is worth keeping.
- Comments from Biodiversity Officer (not present at the meeting) – reference made to bat survey, invasive species i.e. Japanese Knotweed and Construction Management Plan, a copy of their written comments was given to ABP and prospective applicant.

Prospective Applicant's response:

- Hedgerows – hierarchy placed on existing hedgerows following a recent survey. Existing hedgerows can't be maintained given the slope and level changes on site, if they are kept they will be in future resident's gardens and will have no secure management.
- Communal open space – long linear planting proposed at mid-point of site levels. Birch, hazel and hawthorn to help screen upper level housing and units below, deciduous species which will allow for winter sunlight.
- Hedgerows will be reinforced with native plant species.
- Step/slope in land will allow for views through the planting.
- Key strategic new planting is integral to the scheme - adverse impact re. removal of existing ecology but the landscape plan proposes to re-establish planting with native species which will serve as significant mitigation for residential amenity re. privacy/overlooking.
- Herbicide treatment ongoing re. Japanese Knotweed.
- Bat impact study carried out and will submit with application.

An Bord Pleanála's comments re. application stage:

- Tree and hedgerow survey to be submitted with application.
- Discussion with PA encouraged re. infrastructure, Part V and drainage issues before submitting application.
- Have regard to issues which arose in relation to previous applications on site.

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
December, 2017