



<b>Description</b>	279 no. residential units (118 no. houses and 161 no. apartments/duplexes), a new neighbourhood centre providing 3 no. retail units, medical centre, creche and all associated site services and infrastructure works. Former Wayside Celtic Football Club Sports Grounds and adjoining lands, Enniskerry Road and Glenamuck Road, Kilternan, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	2nd October, 2018	<b>Start Time</b>	2.45 pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	5.00 pm
<b>Chairperson</b>	Tom Rabbette, Assistant Director of Planning	<b>Executive Officer</b>	Ciarán Hand

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer
Ciarán Hand, Executive Officer

**Representing Prospective Applicant:**

Trevor Sadler, Director McGill Planning Ltd.
Stephen Manning, MCORM architects
Ronan MacDiarmada, RMD Landscape Architects
Roger Mullarkey, Consulting Engineer
Kieran Boyle, Atkins Engineers
Brendan O'Reilly, Deloitte

Neil Durkan, Carrickmines Partnership
Deirdre O'Connor, Nama

### **Representing Planning Authority**

Louise McGauran, Senior Planner
Elaine Carroll, Executive Engineer
Bob Hannan, Senior Architect
Claire Casey, Senior Executive Engineer
Bernard Egan, Senior Executive Engineer Drainage

### **Introduction**

The representatives of An Bord Pleanála welcomed the prospective applicant and introductions were made. The procedural matters relating to the meeting were stated:

- 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 19th September 2018 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 the Board'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. Key considerations will be the proposed development in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- Neither the holding of a consultation or the forming of an opinion shall prejudice the Board 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 Inspector dealing with the Pre-Application Consultation Request will not deal with the application when it is received.

### **Agenda**

- 1. Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development; residential density; quantum of retail, medical and commercial development.**
- 2. Roads and transportation issues; Part VIII works; roads layout; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision.**
- 3. Design and layout; compatibility with the Kiltiernan Neighbourhood Framework Plan; impacts on visual amenities; relationship with adjoining sites.**
- 4. Drainage and Flood Risk**
- 5. Any other matters.**

**1. Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing of development; residential density; quantum of retail, medical and commercial development.**

**ABP Issues:**

- Rationale for density in context of LAP phasing
- Golden Ball development node
- Part VIII Enniskerry Road/Glenamuck Road upgrade scheme
- Mix of land uses at the Neighbourhood Centre
- Proposed community facility at the Neighbourhood Centre

**Prospective Applicant's Comments:**

- In accordance with the guidelines for Sustainable Residential Development in Urban Areas, density was calculated by excluding public areas, village green, link roads, copse of trees, and spine of trees through site.
- Previous Board decision to retain the trees
- Net site density of 49 units/hectare
- The LAP phasing allows 700 units prior to delivery of the Glenamuck District Distribution Road (GDDR).
- An additional 350 units could be constructed upon implementation of the Part VIII consent to upgrade the junction between the Enniskerry Road and Glenamuck Road
- Proposed phase 2 delivery of the neighbourhood centre (2,000 square metres) which is in LAP
- Creche is proposed
- The funding model requires some construction to take place while the Part VIII is ongoing; however, likely to be completed prior to residential completion
- Wayside Celtic have a hall which is used for community uses

**Planning Authority's Comments:**

- The site is made up of part of parcel 20A and parcel 22 per the LAP for the Kiltiernan/Glenamuck area
- The site straddles two LAP phasing areas: area 1(B), which includes parcel 20A (zoned residential) and area 1(C), which includes parcel 22 (zoned neighbourhood centre)
- The additional 350 units are to be distributed on a pro-rata basis having regard to other proposed developments
- 101 units are proposed for LAP phasing area 1C and 232 units are proposed for LAP phasing area 1B.
- Consent for the GDDR is likely to be submitted to ABP in November
- Between seven and eight pre-apps are ongoing with the PA mostly in phasing areas 1B and 1C
- Part VIII required prior to any construction
- Traffic concerns
- Satisfied with net density of 49 units/ hectare in the context of the LAP
- Ability of village green units to convert to retail
- In favour of community facilities on site to minimise car trips to other centres and also form a neighbourhood as the population is growing

**ABP Comments:**

- Submit a clear rationale of how each of the five development phases will proceed to include the completion of the Part VIII works, the provision of the Dingle Way pedestrian / cycle connection and the Neighbourhood Centre.
- Clarify the link road timing
- Provision of community centre in LAP
- A clear rationale for the existing community facilities provided by the applicant

**2. Roads and transportation issues; Part VIII works; roads layout; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision.****ABP Issues:**

- Site access
- Roads layout
- Part VIII works

**Prospective Applicant's Comments:**

- Difference in levels on site
- Stepped access to protect trees
- Public footpath at the front of the site
- 1:20 gradient for the access road
- Pedestrian connections from Rockville
- Separate vehicle access from near six houses, apartments will be redesigned
- Greenway link to Dingle Way
- Safe cycling provision on the street
- Connection to Glenamuck Link Distributor Road (GLDR) required per LAP
- GLDR will take away traffic
- Traffic assessments are based on current volumes
- Intimacy of village feel is the aim
- Traffic calming won't restrict the volume of traffic
- Reluctant to set back buildings
- Visual impact analysis to be submitted
- Hard landscaping to be provided outside creche with road priority given to pedestrians and cyclists
- On street deliveries to the local shop
- Delivery vehicles will be encouraged to use the Enniskerry Road to access the site
- A road safety audit will be submitted

**Planning Authority's Comments:**

- There are no plans to underground the electricity lines crossing the site
- Not known when traffic calming will take place
- Neighbourhood Framework Plan guidance
- Wider band of planting required to separate village area
- Drop-off required for creche and show how parking spaces are assigned
- How are commercial deliveries accommodated?

**ABP Comments**

- Detailed cross-sections for roads required
- Illustrate pedestrian connections and cycle routes
- TTA scoping document to be agree with the PA
- Provide as much information on the road as possible
- Show that there is provision for traffic calming measures on the Enniskerry Road
- Demonstrate interaction with protected structure
- Creche will attract traffic
- Demonstrate clearly the hierarchy of roads on the site
- Show how traffic movements will operate especially around the creche
- Show the extent to which underground parking will be visible on site

**3. Design and layout; compatibility with the Kiltiernan Neighbourhood Framework Plan; impacts on visual amenities; relationship with adjoining sites.****ABP Issues:**

- Previous refusal reason regarding removal for trees and hedgerows
- Layout and landscaping
- Connection with Rockville House
- LAP objective to provide trees at the site

**Prospective Applicant's Comments:**

- Previously all hedges were to be moved, main spine now kept in place
- Arboricultural assessment done
- Trees on site to be augmented, tree removal to be kept to a minimum
- Ongoing discussions with the Parks Department
- Links to Rockville under construction
- Development will be taken in charge unless within a management company role
- Design is for contemporary buildings
- Modern properly appointed apartments
- Planning guidelines encourage maximising the number of units
- Not generic in terms of materials, similar to Bishopsgate development, mix of brick and render, stone in screen walls
- Pitched roofs especially to the front of the development
- Flat roofs will be green roofs
- Woodland will add to the aesthetic
- Design statement to be submitted

- Restricted palate of materials in the public realm
- Brick is tried and tested
- Render doesn't weather well
- No particular style or design in Kiltiernan as no real village at the moment
- Apartment building will be considered again
- Access to, and passive surveillance of, the Dingle Way, as houses will overlook it

**Planning Authority's Comments:**

- Satisfied with the retention of trees and hedgerows
- Design conflicts with the Neighbourhood Framework Plan
- Strong sense of heritage in the area
- Use of stone
- Enniskerry and Dalkey are examples of fine grain
- Village feel
- Duplex buildings are challenging
- Use a different palette of materials
- Passive surveillance required
- Changing character of the area
- Generic elevations, generic looking retail units
- Suburban topology facing the village green with forecourt parking
- Prominent development when travelling to wards the Golden Ball
- Provide as many sections as possible
- Level difference to the Glenamuck Road at the under-croft parking, photomontage required

**ABP Comments:**

- Visual impact on the protected structures to be addressed
- Consider all elevations of duplex units: finishes on all sides, double fronted, and active
- Suggest that units are made less generic while adhering to the guidelines
- Design out maintenance requirements
- Detailed consideration of the design of the neighbourhood centre and the Enniskerry Road frontage with regard to the Kiltiernan Neighbourhood Framework Plan

**4. Drainage and Flood Risk**

**ABP Issues:**

- Drainage via Rockville
- Outfall over third party lands

**Prospective Applicant's Comments:**

- Irish Water will deal with the wastewater issue
- Surface water outfall will discharge to a river through green fields of Rockville by agreement
- There are three separate surface water catchments

- The calculated Qbar doesn't include future phases
- Attenuation will be in accordance with SuDS, seven swales will be incorporated in the landscaping and will exceed the minimum grading
- Back gardens will have filter drains
- A surface water audit was carried out
- All attenuation measures will be built first to avoid flood risk

**Planning Authority's Comments:**

- The water agreement with neighbours will be required for the application
- Surface water will drain to GLDR in future

**5. Any other matters:**

**EIA**

- The prospective applicant will provide an EIAR as part of the planning application

**AA Screening**

- The Board stated that a 15-km radius is required

**Schools**

- Primary school places should be addressed in the application

**6. 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](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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**Tom Rabbette**  
**Assistant Director of Planning**

**22<sup>nd</sup> October 2018**