



Planning & Development Consultants

63 York Road
Dun Laoghaire, Co. Dublin
www.brockmcclure.ie
hello@brockmcclure.ie
015593859

To: Kilcock Design Team
From: Laura Brock
Date: 20 November 2018
Re: **Pre-Application
Meeting Minutes**

1 Attendees

ABP

Tom Rabbette - Assistant Director of Planning
Joanna Kelly - Senior Planning Inspector
Ciaran Hand - Executive Officer

KCC

Jane O'Reilly
Mary McCarthy
David Hall
Jonathan Deane
George Willoughby

Design Team

Liam Mounsey – Client (Rycroft Homes)
Paul Urwin – C+W O'Brien Architects
Aine Crimin – C+W O'Brien Architects
Arthur O'Brien – C+W O'Brien Architects
Shaun O'Reilly – Pinnacle Engineering
Ronan Kearns – Pinnacle Engineering
Laura Brock – BMC Planning Consultants
Camille Bleytou – BMC Planning Consultants
Ronan McDiarmada – McDiarmada & Associates Landscape

November 2018

2 Agenda Item 1

1. Development Strategy for the site to include layout, density, unit mix and typology and consideration of design principles for the Neighborhood expansion area in section 7.4.4.1 of the Kilcock Local Area Plan.

Issues raised:

- Consider the site within the wider context (adjoining sites and Kilcock)
- Proposal differs from the LAP indicative layout
- Density could be higher as per ABP to provide for more apartments (although KCC is happy with it otherwise risks losing quality over density)
- Legibility of scheme
- Street layout and street hierarchy
- ABP believes scheme remains “too suburban”
- Connection / vehicular access from Brayton Park

Recommendations:

- Provide a rationale as to why the team are deviating from LAP indicative layout
- Provide an overlay of site layout/ masterplan on the zoning map
- Approach Irish Rail to discuss progressing the footbridge
- Provide clear breakdown (what is included, what is not) for density calculation
- ABP suggests providing a stronger urban edge and DMURS reference for roads hierarchy

3 Agenda Item 2

2. Public Realm and Urban Strategy

Issues raised:

- Lacks a sense of place / too many cul-de-sacs
- Passive surveillance on open space provision to be revised
- Consider revisiting Creche location
- Make clearer linkages
- High number of car parking spaces by the future school
- Open Space boundary treatment towards Brayton Park (location of hedgerow)

Recommendations:

- Show greater context and connection with adjoining developments
- Show relationship to the school
- Create a sense of place by utilising the vistas available within and from the scheme (visual context of the site to incorporate)
- Detail bin storage areas

4 Agenda Item 3

3. Movement and Transportation to include consideration of local objectives and comments from Transportation Department

Issues raised:

- Link from the motorway to Kilcock through the site
- Introducing school bus on the proposed roads
- 5.5m is too narrow KCC prefers 6.5m
- Design and continuity of cycle paths and footpath throughout the scheme

Recommendations:

- Refer to objective MTO25
- KCC agreed that masterplan for overall road delivery should suffice. Re-confirm this with them.
- Refer to Glenveagh Properties for development of 450 units nearby
- Design Team and KCC to liaise off line to deal with issues raised

5 Agenda Item 4

4. Surface Water Management and Flood Risk

Issues raised:

- KCC prefers discharges to go along the motorway (700m from the site + through 3rd party lands)
- The above discharge point is not practical (SO'R) – alternatives to be investigated

Recommendations:

- Provide more details on Flood Risk Assessment at planning application stage
- Green roofs above apartment blocks and creche
- Design Team and KCC to liaise off line to deal with connection issues raised
- Provide information on quality of water being discharged off site, as the ultimate connection is to the River Rye (SAC issues etc.)

6 Agenda Item 5

5. Water and Wastewater

Issues raised:

- Investigate constraints of the system following Irish Water Agreement
- Phasing of development / number of units built per year / number of units connecting to the system at a time
- Confirm capacity / quality of local network infrastructure downstream to identify any issues

Recommendations:

- Provide another confirmation agreement from Irish Water once scheme is finalized
- Connection agreements to be progressed (IW), identifying any associated works to local network
- Understand and clearly highlight who delivers what (CPO, Third Party, etc)

- Provide details and a timeline for those proposed works

7 Agenda Item 6

6. Part V provision

- KCC prefers own door units – maisonette type
- KCC acknowledge that developer is happy to discuss and adjust Part V as need be

8 Agenda Item 7

7. Any other matters

- Screening Report – EIA thresholds to clarify
- SPPR3 to review for apartment size standards
- Contact with Parks Department for landscape design

To provide at planning application stage:

- AA Report
- Tree Survey
- Noise Assessment Report
- Phasing plan
- Waste Management Plan
- Lighting Plan

9 Conclusion

The Board will revert with their Opinion in a maximum of 3 weeks time – by 11 December 2018