



An
Bord
Pleanála

Record of Meeting ABP-300879-18

Case Reference / Description	159 apartment units in 3 no. blocks and 1 no. mews building, commercial/retail space including a crèche, community building, 2 no. retail units and all associated site works. Former Baily Court Hotel, Main Street and lands located south of the Martello Tower on Balscadden Road, Howth, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	20 th March, 2018	Start Time	2.30 pm
Location	An Bord Pleanála Offices	End Time	4.15 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Una Crosse, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Laura Finn, Marlet Property Group
Patrick Crean, Marlet Property Group
Hakeem Bader, Marlet Property Group
Adrian Nolan, Marlet Property Group
Michael Crowe, Conroy Crowe Kelly Architects
Pamela Gill, Conroy Crowe Kelly Architects
Kieran Murray, Conroy Crowe Kelly Architects
Jim Bloxham, Murray & Associates Landscape Architects
Robert Gillan, OCSC Engineers
Keith Atkinson, OCSC Engineers

Michael Reilly, OCSC Engineers
Patrick Raggett, OCSC Engineers
John O'Donovan, Gavin & Doherty Geosolutions
Franc Myles, Archaeology & Built Heritage
Rob Goodbody, Historic Building Consultants

Representing Planning Authority

Hazel Craigie, Senior Planner
David Murray, Senior Executive Planner
Niall Thornton, Transport Engineer
Niall McKiernan, Water Services
Helena Bergin, Conservation
Christine Baker, Archaeologist

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 5th March, 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 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 7th February, 2018 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. Design and layout including streetscape and plaza**
- 2. Visual Impact and Conservation Matters**
- 3. Geotechnical Investigation**
- 4. Archaeology**
- 5. Parking and Access Arrangements**
- 6. Surface Water and SuDS**
- 7. Any other matters**

1. Design and layout including streetscape and plaza

ABP sought further elaboration/discussion on:

- Rationale for central spine road in scheme and rationale for vehicular connectivity
- Connectivity for pedestrians/cyclists including connection of plazas having regard to DMURS
- Design of Block A and streetscape, justification of articulation of streetscape onto Main Street
- Provision of public and private open space and delineation of same

Prospective Applicant's response:

- Facilitating turning movements for crèche, visitor parking and provision of future connection to Balscaddan Road
- Discussion with PA regarding articulation of Block A with proposal seeking to create a sense of entry to the development
- Routes through site considered as public open space

Planning Authority's comments:

- Previous discussion with prospective applicant regarding compliance with DMURS
- No objection to pedestrianising street
- Block A considered out of character with ACA needs to be grounded into streetscape, concern regarding fully glazed ground floor
- Further photomontages required
- Courtyards provide private open space, no public space provided unless square is considered as public realm

2. Visual Impact and Conservation Matters

ABP sought further elaboration/discussion on:

- Design and height of Block C and impact on Martello Tower
- PA Rationale and applicant response required regarding suggested amendments in PA Opinion
- PA Rationale and applicant response required for removal of penthouse of Block B as referred to in PA Opinion (in particular views from Balscaddan Road
- Views of Martello Tower towards the Harbour from Balscadden Road at proposed entrance to development
- Consideration regarding materials used having cognisance of coastal location

Prospective Applicant's response:

- Consideration of views from the Tower of the development
- Views are sensitive from site, views into site not as sensitive
- Loss of c.20% of the development on foot of PA suggested amendments are unwarranted and impact viability
- Further views/CGIs to be developed to justify proposal

Planning Authority's comments:

- Proposal assessed against Specific Objective 115
- Proximity and impact of proposal (Block C) on the Tower and Mound
- Impact of proposal on Abbey Street
- Scale of proposal along Balscadden Road (Block B)
- Consideration regarding overlooking/overshadowing on residential units adjacent to site

3. Geotechnical Investigation

ABP sought further elaboration/discussion on:

- Impact of proposal on the Mound to the north and site boundary to the south
- Consideration of geotechnical matters in conjunction with archaeology;
- Consideration of visual impact of secant walls

Prospective Applicant's response:

- Matters being addressed in conjunction with other technical experts;

Planning Authority's comments:

- Consideration of issues raised in PA Opinion
- Robust assessment and monitoring required with consideration of construction impacts such as vibration

4. Archaeology

ABP sought further elaboration/discussion on:

- DAU submission suggests pre-development testing
- Stability of mound and addressing issues

Prospective Applicant's response:

- Pre-development testing has been completed, area to south of site identified
- Clarification to be sought from department in relation to their submission
- Impact will be negligible on mound
- Pre-construction survey to be carried out and monitoring on site during development including vibration monitoring

Planning Authority's comments:

- Impact on stability in relation to Mound, robust assessment and monitoring required;

5. Parking and Access Arrangements

ABP sought further elaboration/discussion on:

- Parking on spine road
- Parking provision for the proposed development in context of Design Standards for New Apartments 2018
- Proposed footpath on Balscadden Road
- Consideration of Sutton Cross in TIA

Prospective Applicant's response:

- Proposals based on current figures
- Will engage in further discussions with PA re. footpath
- Barrier/shutter to be provided on access to Balscadden Road
- Sutton Cross to be considered

Planning Authority's comments:

- Possible displacement of parking within Harbour area
- Justification of providing 1 space per unit
- Applicant to carry out widening on their frontage
- Address how development will impact on Sutton Cross junction using more recent data
- Address turning arrangements for crèche

6. Surface Water and SuDS

ABP sought further elaboration/discussion on:

- PA Opinion address anomaly in discharge rate

Planning Authority's comments:

- Prospective applicant has clarified discharge rate
- Requirement for cross sections for bio retention areas, green roofs and permeable paving

7. Any other matters

ABP comments:

- AA screening reference dust monitoring in SCA
- Scale of drawings

Conclusions

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

Rachel Kenny
Director of Planning
April, 2018