



An  
Bord  
Pleanála

## Record of Meeting ABP-301658-18

<b>Case Reference / Description</b>	419 no. residential units, crèche, community facility and associated site works. Cooldown Commons & Fortunestown, Citywest, Dublin 24.		
<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>	21 <sup>st</sup> June, 2018	<b>Start Time</b>	11.00 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.15 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Aidan McClernon, Cairn Homes Properties Limited
James Donlan, Cairn Homes Properties Limited
Daibhí MacDomhnaill, Cairn Homes Properties Limited
Ray Ryan, BMA Planning
John Murphy, BMA Planning
Shane Walsh, MCORM Architects
Sarah Whyte, MCORM Architects
Deirdre Walsh DBFL Consulting Engineers
Dan Egan, TBS Landscape Architects

## Representing Planning Authority

Jason Frehill, Acting Senior Planner
Jim Johnston, Senior Executive Planner
Colin Clarke Executive Planner
Klara Crowley, Assistant Planner

### 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 12<sup>th</sup> June, 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 21<sup>st</sup> May, 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. Development Strategy to include density, phasing, height, unit types having regard to, inter alia, the Fortunestown Local Area Plan**
- 2. Urban Design to include residential amenity and connectivity along southern boundary**
- 3. Traffic and Transportation including bicycle and car parking provision**
- 4. Surface Water Management and Flood Risk to include cumulative impact**
- 5. Connections to waste water network**
- 6. Any other matters**

## **1. Development Strategy to include density, phasing, height, unit types having regard to, inter alia, the Fortunestown Local Area Plan**

### **ABP sought further elaboration/discussion on:**

- These issues having regard to the LAP provisions
- Proposed development falls within two neighbourhoods identified in the LAP, development proposals should have regard to the provisions of the LAP with regard to these neighbourhoods in particular the Fortunestown neighbourhood which is the central urban hub from which other neighbourhoods are linked

### **Prospective Applicant's response:**

- Accept there are deviations having regard to LAP provisions which could be considered to be a material contravention
- Phase 1 will include development on northern part of site, Citywest Avenue and connection to the Luas stop
- Proposing a temporary pedestrian connection to the Luas stop (along eastern boundary) pending the completion of phase 2 development to the southern end of the site
- Temporary pedestrian link is within the applicant's site boundary
- Satisfied issues relating to LUAS access and connections from the site to adjoining lands can be resolved
- Adjacent lands undeveloped with extant permission have recently gone on sale
- Will ensure Material Contravention is addressed in application

### **Planning Authority's comments:**

- Density and building height not consistent with LAP
- Keen to see linked infrastructure delivered upfront, should be delivered before occupation of units
- Issues relating to temporary access to LUAS can be resolved through design
- Phase 2 could possibly include additional phasing plan pertaining to the apartment blocks
- Proposed development is considered a Material Contravention of LAP
- Unit mix with own door as per LAP not being met in this proposal

### **Further ABP comments:**

- Should proposed development be considered a Material Contravention of the LAP, application needs to address this noting, inter alia, the provisions of the 2016 Act relating to a material contravention
- Suggested that consideration be given to the general unit mix provision in the wider area

## **2. Urban Design to include residential amenity and connectivity along southern boundary**

### **ABP sought further elaboration/discussion on:**

- Permeability from linear park through apartment blocks to LUAS stop and need to create attractive desire lines through these areas
- Interface of the proposed linear park and streets/connections with existing developments and extant permissions
- Linkages to 3<sup>rd</sup> party lands, how they will be provided/developed in the future

- Design elements of the structures including use of materials may require refinement to ensure attractive streetscapes

**Prospective Applicant's response:**

- Will refine proposed connections and linkages before making application
- Will consider refinements to scheme in light of suggestions e.g. interface of linear park with existing rear gardens of adjoining development
- Application will provide details of external finishes which will include use of brick.
- Lifecycle report will be included in application

**Planning Authority's comments:**

- Support the creation of desire lines for public to access LUAS
- Aesthetics of apartment blocks may need further consideration
- Location of bike/bin store for residents in apartments on northwest of proposed site should be reconsidered
- Ensure trees are planted in public and not private areas
- Consider creating defined route from crèche to playground

**Further ABP comments:**

- Apartments should be consistent with apartment standards provided for in section 28 guidelines
- Details of sunlight/daylight provision to apartments units particularly at ground floor should be submitted

**3. Traffic and Transportation including bicycle and car parking provision**

**ABP sought further elaboration/discussion on:**

- Street and roads layout having regard to provisions of DMURS
- Creation of attractive streets particularly along Citywest Avenue linking through to the Luas stop

**Prospective Applicant's response:**

- Will consider possibility of parallel parking rather than perpendicular beside Block A2
- Roads department satisfied with proposals

**Planning Authority's comments:**

- Generally satisfied with proposals, should ensure no conflict points at junctions
- PA in favour of removal of car parking beside Block A2
- Provision of bicycle parking to accord with national standards

**Further ABP comments:**

- Street hierarchy should be considered
- Examine possibility of providing grass margins/trees between road and cycle paths
- Discrepancies in Traffic and Transport Assessment to be corrected in application
- Address any concerns raised in PA Opinion

#### **4. Surface Water Management and Flood Risk to include cumulative impact**

##### **ABP sought further elaboration/discussion on:**

- Surface water management and risk of flooding having regard to history of flooding and the potential for displaced waters
- Conveyance within stream which is proposed discharge point

##### **Prospective Applicant's response:**

- Data used in modelling/calculations are conservative and robust
- Water services department satisfied with outline of design

##### **Further ABP comments:**

- Should be no ambiguities in the application
- Advised to liaise with Water Services prior to making application as no further information provision in process
- Consideration of cumulative issues taking into account number of extant permissions not yet built

#### **5. Connections to waste water network**

##### **ABP sought further elaboration/discussion on:**

- 3<sup>rd</sup> party consent required to connect to foul sewer

##### **Prospective Applicant's response:**

- All consents will be in place and included with application

#### **6. Any other matters**

##### **ABP comments:**

- Part V provision should comply with Housing Section provisions
- Ensure consistency within all documents/plans provided
- Plans to highlight areas to be taken in charge should be submitted with application
- Cross Sections and photomontages to be included in application

##### **Prospective Applicant's comments:**

- Had discussions with PA regarding bicycle parking, will provide rationale in application relating to the number of spaces proposed
- Proposed crèche location considered optimal but will review and provide rationale in application regarding proposed location

##### **Planning Authority's comments:**

- Under-provision of bicycle parking proposed in development having regard to apartment guidelines, rationale to be provided in application
- Consider crèche location in context of access arrangements to the playground
- More detailed drawings required in application in relation to roads and connections to ensure no ransom strips

## 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](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  
June, 2018