



An
Bord
Pleanála

Record of Meeting ABP-301715-18

Case Reference / Description	Demolition of existing house and outbuildings. Construction of 341 no. residential units, crèche and associated site works. Glencairn House lands (Glencairn House and associated buildings/structures are identified as protected structures), Murphystown Way, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th July, 2018	Start Time	11.00 am
Location	Offices of An Bord Pleanála	End Time	1.00 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Dick Cuddihy, Applicant
John McAndrew, Applicant
Michael Hussey, OMP Architects
Sorcha Kenneally, OMP Architects
John Keogh, DBFL
Thomas Jennings, DBFL
Paul Forde, DBFL
Darragh Mullen, BSM
Matt Hague, BSM
Richard O'Brien, PDG

Maol Iosa Molloy, Conservation Architect
Siobhan Derry, Archaeologist
John Spain, John Spain Associates
Paul Turley, John Spain Associates

Representing Planning Authority

Louise McGauran, Senior Planner
Anthony Kelly, Executive Planner
Bernard Egan, Senior Executive Engineer
Elaine Carroll, Executive Engineer
Claire Casey, Senior Executive Engineer
Julie Craig, Conservation Officer

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 22nd 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 29th 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. Architectural and Archaeological Heritage
2. Density and proximity to Glencairn Luas Stop
3. Access – Alternatives, Junction Design and Luas Crossing (consents)
4. Traffic and Transport Impact Assessment
5. Site Permeability and Planning Application Area
6. Residential Amenity – Standards, Detailed Design and Interface with Luas Line
7. Water Services – Detailed Surface Water Design, Irish Water Network Survey and Flow and Load Survey
8. Environmental Impact Assessment Report and Appropriate Assessment
9. Ballyogan and Environs Local Area Plan Status
10. Any other matters

1. Architectural and Archaeological Heritage

ABP sought further elaboration/discussion on:

- Removal and relocation of portal entrance
- Context of proposed development in relation Murphystown Castle

Prospective Applicant's response:

- Main house amenity protected, entrance defined by LUAS line and compromised by LUAS works
- Entrance portal at risk and considered how to protect in long term
- Conservation work would need to be carried out if left in current location as no works have ever been carried out on it
- Relocation in close proximity to house and provide connection as it has become disconnected
- Main house has been repointed
- Landscape will be formal, gate will remain open, security gate will be located further along driveway
- Obvious location, sitting on existing avenue to house, retain existing setting, currently in public realm and will remain so
- No consultation with architectural heritage in department, will seek to engage in consultation before application is lodged
- Recorded archaeological monument on site, ruins have found to have good stability
- Buffer zone created around castle ruins, proposed development designed around ruins, preservation and conservation retained
- Details will be finalised after excavation

Planning Authority's comments:

- Gates have been compromised due to LUAS
- Constraints on gate having regards to construction traffic
- Satisfied with location proposed
- Policy in development plan to create access to ruins, have regard to lighting, signage and proposed railings

2. Density and proximity to Glencairn Luas Stop

ABP sought further elaboration/discussion on:

- Increase of density since section 247 meetings with PA

Prospective Applicant's response:

- Higher density on western edge near LUAS
- Apartment heights cause security issues relating to ambassador's residence
- Site cannot be further intensified due to constraints

Planning Authority's comments:

- Original scheme was lower density, satisfied with increase in density

3. Access – Alternatives, Junction Design and Luas Crossing (consents)

ABP sought further elaboration/discussion on:

- Entrance across LUAS line onto Murphystown Way
- Access and optimum arrangement
- Alternatives considered in accessing the site

Prospective Applicant's response:

- Meetings held with PA and TII, north access was agreed, letter of consent will be provided from TII
- Construction stage traffic concern for TII
- Junction will function in same way as Ballyogan Road
- Provision of pedestrian and cycle access along other sections, these accesses can become emergency accesses when required
- Junction concept agreed, discussions ongoing relating to ducting

Planning Authority's comments:

- Consent required from TII regarding access
- Issues with these particular accesses being used for vehicular access
- Commencement of development on site requires connection being in place and included in redline

4. Traffic and Transport Impact Assessment

ABP sought further elaboration/discussion on:

- TII and NTA comments
- Assessment relating to traffic

Prospective Applicant's response:

- Various surveys carried out west and east bound
- Quantified level of impact at opposite junctions
- Traffic and Transport Assessment Report will include most up to date data and mitigation measures that may be required, impact any other extant permissions in the area may have
- County Development Plan has long term objectives

Planning Authority's comments:

- Provide more robust study in relation to permeability of site

5. Site Permeability and Planning Application Area

ABP sought further elaboration/discussion on:

- Links indicated leading back to existing housing developments to south and southeast of site
- Pedestrian and cyclist permeability to and from the proposed development
- Location of access points
- Extent of works on publicly owned lands

Prospective Applicant's response:

- Maximise pedestrian and cyclist permeability to reduce vehicular access
- Envisaged prospective applicant will carry out works or pay financial contribution to PA who will carry out the works

Planning Authority's comments:

- Adjoining lands taken in charge
- Support approach if these works were carried out as part of redline boundary
- Consider direct routes in relation to pedestrian routes

6. Residential Amenity – Standards, Detailed Design and Interface with Luas Line

ABP sought further elaboration/discussion on:

- New apartment guidelines
- Design detail and access
- Car parking
- Interface with LUAS bridge, elevational treatment

Prospective Applicant's response:

- Undercroft parking, entrance to car park at ground level
- Acoustic works carried out relating to apartments along LUAS line, mitigation measures build into apartments across site
- Provision of winter gardens

Planning Authority's comments:

- Consultations ongoing with prospective applicant regarding noise and mitigation measures

7. Water Services – Detailed Surface Water Design, Irish Water Network Survey and Flow and Load Survey

ABP sought further elaboration/discussion on:

- Surface water design
- Irish Water comments

Prospective Applicant's response:

- Existing soil Type 4, PA requires Type 3 be used, working with PA to possibly use mix of Type 3 and 4
- Post development will have less flow off site
- Culvert headwall, will have further discussions with PA
- Positive response received from Irish Water relating to foul and water supply
- Ongoing discussions with Irish Water, Irish Water will carry out survey once prospective applicant has entered into agreement

8. Environmental Impact Assessment Report and Appropriate Assessment

ABP sought further elaboration/discussion on:

- Reasons EIAR being submitted
- AA screening document to be provided in application

Prospective Applicant's response:

- Proposed development sub-threshold but constraints regarding architecture and archaeology
- AA screening report being prepared for application

Further ABP comments:

- Ensure public notices make reference to EIAR, if one is submitted.

9. Ballyogan and Environs Local Area Plan Status

ABP sought further elaboration/discussion on:

- Status of LAP

Planning Authority's comments:

- Pre-consultation completed, unlikely process will be completed before application is lodged
- Comments from TII to be considered

10. Any other matters

ABP comments:

- Has prospective applicant carried out any public consultation
- PA raised issues with drawings submitted

Prospective Applicant's comments:

- No public consultation carried out
- Is any information available if there is a secondary school proposed in the area
- Part V proposals agreed in principle with PA, will reach agreement prior to lodging application

Planning Authority's comments:

- PA currently looking at available sites to locate secondary school

- Issues raised over daylight/sunlight relating to apartments on eastern part of site, entrance to apartments, Part V proposals
- Parking and cycling need to be to DLRCC standards

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

Tom Rabbette
Assistant Director of Planning
July, 2018