



An
Bord
Pleanála

Record of Meeting ABP-301909-18

Case Reference / Description	Demolition of buildings and construction of phase 1 of mixed use residential development (427 no. apartments, 358 no. bed space student accommodation), childcare facility, new roads, accesses and associated site works. Belgard Gardens, Belgard Square North, Tallaght, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	30 th July, 2018	Start Time	11:00
Location	Offices of ABP	End Time	12:30
Chairperson	Rachel Kenny	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Mary MacMahon – Planning Manager, Marlet Property Group
Emma Gosnell – Senior Planner & Project Manager, Marlet Property Group
Hakeem Bader – Architect, Marlet Property Group
Adrian Nolan – Construction Project Manager, Marlet Property Group
Tom Sweetman – Director, O'Mahony Pike Architects
Colin King – Urban Designer, O'Mahony Pike Architects
John Macken – Scheme Architect, O'Mahony Pike Architects
Thomas Burns – Director, Brady Shipman Martin Landscape Architects
Anthony Horan – Director, O'Connor Sutton Cronin Consulting Engineers
Patrick Raggett – Traffic Engineer, O'Connor Sutton Cronin Consulting Engineers
Mark Killian – Civil Engineer, O'Connor Sutton Cronin Consulting Engineers

Rory Burke – Director, JV Tierney & Co. Consulting Engineers
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Ciaran McCabe – Metec Consulting Engineers
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Representing Planning Authority

Eddie Conroy, County Architect

Jim Johnston, Senior Executive Planner
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Colin Clarke, Executive Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), introductions were made. The procedural matters relating to the meeting were as follows:

- 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 may 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.
- 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.

Agenda

1. Residential amenity, including the quality of accommodation, privacy and natural light within apartments and the provision of proper open space and supporting facilities throughout the overall scheme and their ongoing management.
2. Access and mobility, including a rationale for the level of car parking and alternative means to manage demand arising from the development, and facilities for pedestrians and cyclists.
3. Design, with particular reference to materials and detailing on the buildings and to issues of daylight and micro climate throughout the scheme.
4. Integration of the development with the town centre, including questions of phasing and the delivery of infrastructure and the impact on potential of adjoining land.
5. Issues arising from demolition and site clearance.
6. Water and drainage.
7. Any other matters

1. Residential amenity, including the quality of accommodation, privacy and natural light within apartments and the provision of proper open space and supporting facilities throughout the overall scheme and their ongoing management.

ABP sought further elaboration/discussion on:

- Residential amenity - access to natural light and open space.

Prospective Applicant's response:

- Fully compliant with apartment guidelines in terms of residential amenity.
- Analysis of natural light levels of individual apartments will form part of the final application submission.
- Apartment design in compliance with fire regulations, all apartments to be open plan with a visual link to the outside as you enter the apartment unit.
- Student accommodation is arranged around a south facing courtyard.
- Tenant amenity space at ground floor level to include communal areas such as cinema room and gym.
- Belgard Gardens – propose to incorporate as much soft landscaping into the scheme at ground level, courtyards and upwards through the development.
- Design process has included dialogue between architecture, landscaping and engineering disciplines re. incorporation of SUDs measures.
- Surface water to be controlled at source as much as possible.
- Underground attenuation is proposed at civic plaza.
- It is proposed to create amphitheatre space which could serve a number of uses, e.g. a fully usable space for ball sports, farmers market, outdoor cinema, etc.
- Proposed wide streets will allow for layers of landscaping which will aid against microclimate effects on pedestrians and cyclists at ground level.
- Proposed SUDs measures to comprise of best in class design and will include roads with bioretention strips and both intensive and extensive green roofs.

Planning Authority's comments:

- Queried if an arcade is proposed, as per a previous proposal.

Prospective Applicant's response:

- A 2m colonnade is proposed at the entrance into the concierge area to give animation to the entrance/street edge.

Planning Authority's comments:

- Would have significant concerns if the proposed colonnade ran along the length of the elevation.

2. Access and mobility, including a rationale for the level of car parking and alternative means to manage demand arising from the development, and facilities for pedestrians and cyclists.

ABP sought further elaboration/discussion on:

- Proposed car parking provision of 107 spaces for 427 apartments, having regard to the existing rate of car ownership by households in the area which was 87%

for the county and 73% for the DED according to the last census.

- Road layout and pedestrian/cyclist mobility in relation to town centre.
- Proposed cycle facilities and bike parking provision.

Prospective Applicant's response:

- It is envisioned that residents will be making local trips, i.e. living and working in Tallaght.
- The site is situated within walking distance to Luas stop, The Square Tallaght Shopping Centre, Institute of Technology Tallaght (ITT) and Tallaght Hospital.
- BusConnects indicates a future bus corridor in the area.
- The kerb line has been moved back to allow for 3 lanes to accommodate bus lane.
- Have spoken with NTA in relation to road alignment and bus lane.
- Car parking provision will serve 30% of residential units, not including student accommodation.
- Propose to introduce "GoCar" car sharing into the scheme.
- Have spoken with car rental company in relation to a retail presence within the scheme.
- SDCC objective to provide strong pedestrian link between ITT and Tallaght Hospital.
- Pedestrian/cyclist crossing at Belgard Road adjacent to ITT is currently not very accessible.
- Initial plan discussed with SDCC included a 2-way cycle track, following discussions with NTA this was revised to a 1-way cycle track to the north.
- Existing roundabout to become a signalised junction in order to provide greater safety for pedestrians and cyclists.
- Cycling lane proposals to tie into the existing cycle network along the 4 arm roads off the existing roundabout.
- SDCC are looking at how to extend the cycling network from the proposed road through the scheme towards Tallaght Hospital, which would deliver their aforementioned objective.
- Cross sections provided with pre-application consultation request show generous street widths to cater for pedestrians and cyclists.
- 900 cycle parking spaces are proposed, as per rationale set out in Transport Impact Assessment submitted with pre-application consultation request. This proposal is below the 2018 apartment guidelines standard, however, the proposal more than caters for the current requirement in the area.
- Have discussed cycle parking provision with ITT who have found that students coming from close proximity tend to walk rather than cycle.
- Similarly, it is not anticipated there will be a large number of cyclists from the scheme towards the shopping centre and Tallaght Hospital.
- Dedicated area for bike share scheme, i.e. Dublin Bikes, is proposed.
- Tiered bike parking is proposed, as is standard, for student accommodation.
- A single property management group will manage the entire scheme, including car rental/bike scheme.
- A building life cycle report is currently under preparation by the property management company.

- Quality of finishes are very high, as demonstrated on landscaping drawings submitted with pre-application consultation request.
- It is important to the prospective applicant how the streetscape is finished and will work from the building line out to the kerb.

Planning Authority's comments:

- Concur with destination points for local commuters.
- No significant concerns with proposed car parking provision. Prospective applicant should put forward rationale at application stage.
- BusConnects is currently at public consultation stage.

3. Design, with particular reference to materials and detailing on the buildings and to issues of daylight and micro climate throughout the scheme.

- Matters were discussed under agenda items 1 and 2, as above.

4. Integration of the development with the town centre, including questions of phasing and the delivery of infrastructure and the impact on potential of adjoining land.

ABP sought further elaboration/discussion on:

- Integration with Tallaght town centre and phase 2 of the proposed development.

Prospective Applicant's response:

- Considered how the scheme fits into the wider context, aware of Cookstown Road extension and have addressed the area as a precinct.
- There is precedence within the area in terms of how this scheme could work, i.e. residential development at Belgard Square West.
- Key pedestrian/cyclist movements through the scheme towards ITT and Tallaght Hospital have been identified.
- Have made space provision for possible future connection to Metro West.
- Building height has been increased at certain locations within the site to allow for wayfinding.
- Elevation along Belgard Road sets the tone for the scheme, including phase 2.
- Confident that the issues raised in SDCC's opinion report can be addressed and are willing to engage further with SDCC in relation to their concerns.
- The proposed materials/finishes to include varied brick tones and varied articulation at higher levels, having regard to SDCC's comments in their report.
- Acknowledge it is critical that open space provision is addressed.

Planning Authority's comments:

- The development site is located at the beginning of Regen zoned lands which could act as a catalyst for the rest of the area.
- The development typology reflects that which was used for the regeneration of the town centre in the period just before the recession, which was generally successful where high quality designs and materials were used.

- Wish to see high quality architecture and materials/finishes used, similar example in the area is Cross West.
- It is important that open space and attenuation measures are delivered midway through the scheme and are not the last part of the development to be delivered.

ABP comments re. application stage:

- Ensure all issues raised in Planning Authority's opinion report are addressed at application stage.

5. Issues arising from demolition and site clearance.

ABP sought further elaboration/discussion on:

- Possibility of contamination on site.
- Any infrastructural constraints re. demolition/site clearance.

Prospective Applicant's response:

- Trial tests were carried out to determine if contamination is present on site, the results demonstrated inert material, however, a small area of localised contamination was identified.
- It is proposed to clear the entire site prior to construction of proposed scheme.
- Demolition of existing structures will occur in the following order – (1) former Unipharm factory, (2) Belgard House and (3) Cuisine de France.

Planning Authority's comments:

- Queried if Japanese Knotweed is present on site.

Prospective Applicant's response:

- Japanese Knotweed had previously been identified on site and has been removed. No invasive species identified on site at present.

6. Water and drainage.

ABP sought further elaboration/discussion on:

- Issues raised in Environmental Services Report which was included in SDCC's opinion report dated 17th July, 2018.

Prospective Applicant's response:

- Revised drawings were shown to illustrate how issues raised in Environmental Services Report can be addressed at application stage.
- Drainage design software model has been used to inform run-off rates.
- Intensive and extensive green roofs have been incorporated into the model.
- Green roofs not specifically calculated as attenuation.
- Proposal has been discussed with SDCC Drainage Department, welcomed the approach taken, further discussions likely.
- Acknowledge the proposed development is a large, dense, urban scheme but highlight the level of green open space and relief built into the design.

Planning Authority's comments:

- Drainage Department personnel not present, as there is no provision to request further information the prospective applicant should ensure all information is provided at application stage.
- No significant concerns with proposal, encourage the prospective applicant to engage further with the Environmental Services Department.

ABP comments re. application stage:

- Strongly advise as much agreement as possible is in place in relation to technical matters (e.g. drainage/roads, etc.) between the prospective applicant and Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.

7. Any Other Matters**ABP invited parties to raise any outstanding matters.****Planning Authority's comments:**

- Preference for the proposed north-south road to be rolled out and delivered at an early stage within the scheme.

Prospective Applicant's comments:

- North-south road through scheme to be delivered within 3 years of commencement; would welcome a condition to this effect should permission be granted.
- Have liaised with Irish Water – site is well serviced with good quality watermain.
- Irish Water have assessed the overall scheme at 1,400 units, no additional works to the network are required to facilitate a connection.
- Irish Water have asked that phase 2 of the scheme links to Cookstown Way in order to balance the network.
- Storm water network will see a decrease in run off from current site conditions.
- A good gas supply is available in the area.
- Have had discussions with SDCC re. district heating network and are considering how best to integrate this into the scheme.
- Rationale for 10-year permission – a precautionary approach, anticipate phase 1 will be delivered within 3.5 years. Anticipate phase 2 pre-application consultation request will be submitted to ABP in September 2018 and, should permission be granted, overall completion of the scheme is envisioned within 7 years.
- EIAR in preparation for phase 1 and phase 2 of the proposed development.

ABP comments re. application stage:

- Present robust argument re. implementation of phase 1 and phase 2 of the scheme. If permission is granted the duration of proposed 10-year permission may be conditioned downwards as the purpose of the SHD legislation is to fast track the building of residential dwellings.

Conclusion

The representatives of ABP emphasised the following:

- No provision to request further information, therefore, consistent, accurate and legible documentation is required at application stage.
- Planning documentation should be informed by the design.
- Ensure there is no conflicting information between the architectural, landscaping and engineering documentation and drawings.
- Ensure as much agreement as possible is in place between the prospective applicant and SDCC in relation to technical issues (i.e. roads/drainage, etc). Where no agreement is reached clear justification/rationale should be submitted.

Rachel Kenny
Director of Planning
August, 2018