



An
Bord
Pleanála

Record of Meeting ABP-302605-18

Case Description	Demolition of existing premises, construction of 112 no. build to rent apartments (13 no. 1 bed, 99 no. 2 bed units), cafe/retail/ restaurant and associated site works. Lands at the former Swiss Cottage, Swords Road and Schoolhouse Lane, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	31 st October, 2018	Start Time	2.35 pm
Location	Offices of An Bord Pleanála	End Time	4.15 pm
Chairperson	Tom Rabbette	Senior Executive Officer	Kieran Doherty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

John Spain, Planning Consultants
Stephanie Byrne, Planning Consultants
John Fleming, John Fleming Architects
Clara Seaballuck, John Fleming Architect
David Barrett, Prospective Applicant
Michael McNamara, Prospective Applicant
Dan Reilly, DBFL Engineering
Thomas Jennings, DBFL Engineering

Representing Planning Authority

Mary Conway, Deputy Dublin Planning Officer
Elaine Power, Executive Planner
Shane Dineen, Executive Planner
Gareth Hyland, Planner

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant 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 17th October 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 the Board'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. Key considerations will be the proposed development in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- Neither the holding of a consultation or the forming of an opinion shall prejudice the Board 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 Inspector dealing with the Pre-Application Consultation Request will be different from the one dealing with the application when submitted.

AGENDA

- 1. Urban design, including the impact of the proposed development on the character of the area and the height of the proposed building relative to provisions of the development plan**
- 2. The standard of amenity for occupants, including compliance with the 2018 Apartment Design Guidelines, the ongoing management of the scheme and its communal facilities, and the provision of adequate natural light for the proposed apartments and open spaces**
- 3. Impact on the amenities of adjoining properties**
- 4. Drainage and water supply**
- 5. Access, including possible implications for works to improve public transport facilities along the Swords Road under BusConnects**
- 6. Any other issues**

1. Urban design, including the impact of the proposed development on the character of the area and the height of the proposed building relative to provisions of the development plan

ABP Issues:

- Urban design
- Height of development
- Material contravention

Prospective Applicant's Comments:

- Statement of Consistency submitted
- Height of 20.9 metres proposed; however, development plan provides for a maximum height of 16 metres
- The building steps down to the adjoining housing
- The streetscape can take six storeys
- The building line is stepped to reflect the curve in the road
- Regard has been had to National Planning Framework
- The site is on a Transport corridor – QBC and proposed BusConnects
- Context of site
- Greater density allows a more compact urban form
- Only one storey over development plan limit
- Further regeneration expected in the area
- Significant amenities in the area
- Zoning of Z3 which permits residential and mixed services
- A five storey building with a height of 17.9 metres was granted permission in April 2017 (2713/17) on the other side of the Swords Road
- The Z6 zoning of adjacent lands is being reconsidered

Planning Authority's Comments:

- Z6 zoned lands are for employment and enterprise uses; there is an on-going study of these lands and some may be released for residential development. The planning authority cannot pre-empt the outcome of the study.
- The development plan restricts heights to 16 metres, which the planning authority is bound to respect.

2. The standard of amenity for occupants, including compliance with the 2018 Apartment Design Guidelines, the ongoing management of the scheme and its communal facilities, and the provision of adequate natural light for the proposed apartments and open spaces

ABP Issues:

- Amenity for occupants
- Natural light
- Build-To-Rent (BTR) process

Prospective Applicant's Comments:

- Purpose designed BTR development
- Will remain rented and not individually sold off

- 2018 Apartment design guidelines require dedicated amenities, including gym, lounge, private rooms etc.
- Courtyard is sheltered.
- From March and September, part of the courtyard will receive 3-4 hours of sunlight per day
- Two rooftop areas
- All but one unit has a private balcony or winter garden
- 1,322 square metres of communal amenity space to be provided
- Residents will have one-year plus leases with a management company (usually 5-10 years)
- To be managed as an integrated development
- Common areas maintained by management company
- Facilities manager and out of hours phone number
- Soakaway in each unit to prevent any floods
- The amenity area can be moved to allow for more natural light
- Reconfiguring apartments will provide the required natural lighting
- Apartments would have sprinkler system. This allows for a more open-plan layout which dispenses with the need for an entrance hallway inside the apartment to which the other rooms open, there would be an en-suite for each bedroom

Planning Authority's Comments:

- Amenity of future residents to be considered
- Quality of courtyard and lack of sunlight
- How will communal amenity space be laid out and used

3. Impact on the amenities of adjoining properties

ABP Issues:

- Adjoining property amenity

Prospective Applicant's Comments:

- The two-storey houses on Magenta Road have long back gardens for separation distance
- Current screen of evergreen trees along boundary of site – over time these will be replaced by hornbeam trees
- Proposed development will be 10-11 metres from the boundary
- Unit 79 will not have a balcony to avoid overlooking
- Electrical wholesalers to the south

4. Drainage and water supply

ABP Comments:

- How will drainage be dealt with, referred to pa comments on surface water system

Prospective Applicant's Comments:

- Flooding not an issue (flood zone C)
- Irish Water confirms feasibility of connections

- Two previous permissions on the site, drainage arrangements same as these permissions
- Existing culvert along the boundary of the site
- SuDS to be integrated into courtyard
- Planning application will describe fully the drainage pipe
- Further discussion to take place with the Drainage Division of the PA

5. Access, including possible implications for works to improve public transport facilities along the Swords Road under BusConnects

ABP Comments:

- Limited parking on the site

Prospective Applicant's Comments:

- On-going liaison with NTA re BusConnects
- Front of building set back over a metre to future proof development having regard to BusConnects plans
- Parking provision appropriate for the scheme, lower parking provision as not owner-occupiers
- 25-35-year-old demographic expected as occupiers where car ownership is lower
- SPPR 8 of the 2018 guidelines provides for less parking for BTR schemes
- High score in public transport accessibility survey, better than some city centre locations
- Public transport serves Dublin Airport, a large employer, to the north
- Bicycle parking provided
- For comparison, student accommodation has zero car spaces

Planning Authority's Comments:

- Amount of parking is low for a suburban location
- A "car-club" provider would be welcome
- Parking requirements are uncertain with BTR schemes
- May lead to demand for street parking

ABP Comments:

- Rationale to be provided regarding level of parking
- Treat as an exemplar

6. Any other matters

ABP Comments:

- Have regard to SPPR 7 of the Sustainable Urban Housing guidelines
- Public notices must specify "Build-To-Rent" in description
- A proposed covenant between the applicant and PA should be included in the application that can be agreed under section 47 of the planning act
- Reference to a minimum period of not less than 15 years for the covenant does not necessarily imply that the BTR status of any authorised development is temporary

- Without prejudice to further consideration of the matter, given the nature, size and location of the proposed development, information as per Schedule 7A of the Planning and Development Regulations 2001-2018 may not be required at application stage.

7. Conclusion

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
November, 2018