



An
Bord
Pleanála

Record of Meeting ABP-302802-18

Case Reference / Description	518 no. dwellings, creche and associated site works. Townland of Boherboy, Saggart Road, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	28 th November, 2018	Start Time	2.30 p.m.
Location	Offices of An Bord Pleanála	End Time	4.05 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Patrick Kelly - Kelland Homes - Applicant / Landowner
Neil Durkan - Durkan Estates Ireland - Applicant / Landowner
Phillip Assaf - Durkan Estates Ireland - (employee)
Shay Fenton - Delphi Design - Senior Architect
Tracy Armstrong - Delphi Design - Senior Planner
Greg Davey - Delphi Design - Project Architect
Shaun O'Reilly - Pinnacle Engineering - Engineer (Drainage)
Ronan Kearns - Pinnacle Engineering - Engineer (Roads / Traffic)
Roger Mullarkey - Roger Mullarkey & Associates - Engineer (Surface Water)
Ronan MacDiarmada - Ronan MacDiarmada & Associates - Landscape Architect
Damien Quigley - Kilgallen & Partners - Engineer (Flooding)

Representing Planning Authority

Mr Jim Johnson- Senior Executive Planner
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Ms Deirdre Fallon- Executive 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 15th November, 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 19th October, 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. The safety of road users, having regard to the existing condition of Boherboy Road and the additional use of that road which the proposed development might generate**
- 2. Water supply and drainage, including flood risk assessment having regard to reason no. 1 of the refusal of permission under PL06S. 247074, Reg. Ref.SD15A/0388.**
- 3. Urban Design and the integration of the proposed development into the existing urban fabric of, having regard to reason no. 2 for the previous refusal and the notes attached to the board's direction, as well as to the**

Local Area Plan for Fortunestown, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued in 2009, and DMURS.

- 4. Architectural Design**
- 5. Residential amenity, including compliance with the 2018 Guidelines on the Design Standards for New Apartments**
- 6. Any other issues**

- 1. The safety of road users, having regard to the existing condition of Boherboy Road and the additional use of that road which the proposed development might generate**

ABP sought further elaboration/discussion on:

- Access to the Boherboy Road
- Alignment, condition and speed limit of the road
- Does the PA have proposals regarding the development of a new road?

Prospective Applicant's response:

- The road has no public infrastructure (footpath or cycleway)
- The road is a link between Tallaght and Saggart
- There are two access points on the road
- Discussions have taken place with the P.A regarding providing a footpath
- Pedestrian linkages will be provided to the north of the road
- The speed limit of the road is 60 km/h
- A speed survey will be lodged at application stage
- The road will become more urbanised
- Appropriate landscaping can be provided
- With regards to frontage – hedgerows will be kept

Planning Authority's comments:

- The road needs upgrading
- The upgrading should be partly included by the applicant
- There are no proposals in the County Development Plan (2016-2022) for building or upgrading a new road

Further ABP comments:

- Meet with the roads department in South Dublin County Council
- Further discussions to take place between both parties
- There is no further information sought at application stage

2. Water supply and drainage, including flood risk assessment having regard to reason no. 1 of the refusal of permission under PL06S. 247074, Reg. Ref.SD15A/0388.

ABP sought further elaboration/discussion on:

- Flood risk in the context of the previous refusal (**PL06S. 247074**)

Prospective Applicant's response:

- A site-specific assessment has been prepared
- With regards to floodplain storage, both floodplain A and B are impacted so storage has been provided
- A meeting has taken place with the drainage department and there has been an agreement in principle with SUD's storage
- Flood risk has been carried out first and outstanding issues have been addressed
- No connection with 3rd party lands is required for pumping off-site

Planning Authority's comments:

- Deadlines are tight with regards to the pre-application stage, therefore, no response from South Dublin County Council on this matter in this meeting

Further ABP comments:

- A flood impact report is to be submitted
- Meet with the drainage department of South Dublin County Council
- No further information is sought at application stage

3. Urban Design and the integration of the proposed development into the existing urban fabric of, having regard to reason no. 2 for the previous refusal and the notes attached to the board's direction, as well as to the Local Area Plan for Fortunestown, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued in 2009, and DMURS.

ABP sought further elaboration/discussion on:

- Clarification on the 3-potential links and who is responsible for them
- Is there a cycle link?
- Is the cycle lane to the park gated?
- What has changed regarding the connections on this application in comparison to previous applications
- Open space

Prospective Applicant's response:

- Plans will show a cycle link
- Cycle link will be brought up to the boundary
- Discussions will take place with the National Parks and Wildlife Service regarding connections (gating if any) to the park
- In accordance with the LAP objectives a path will be brought up to the boundary
- The difference with the previous refusal is that the park was not developed at that time

- Furthermore, Carrickmore was not taken in charge
- There is a core central open space provided in the development
- Parking will be kept away from open spaces
- The typology of the site is difficult, there are wayleaves, hedgerows and a stream
- There is also a provision for a school
- This is an outer suburban greenfield site
- There are 13 hectares of developable land with a density of 38.8 per hectare
- The LAP for Boherboy provides for a density of 30-40 per hectare
- There is lower density at the southern end of the site and higher density at the northern end near the Luas
- Objective will be to keep hedgerows- will submit tree survey and impact assessment

Planning Authority's comments:

- The first link is from the middle of the development to the park
- The second link is to new housing estates in Corbally
- The third link is to Carrickmore
- The links must follow the LAP objectives - connectivity and permeability
- There will be a pedestrian link and a cycle link
- Agree that the park was not developed the previous time an application was lodged
- Make use of open spaces and ensure that open space is addressed in phasing

Further ABP comments:

- Demonstrate what has changed regarding the connections on this application in comparison to previous applications
- Talk to South Dublin County Council regarding open space
- Provide a rationale regarding density
- Submit a tree survey and impact assessment

4. Architectural Design

ABP sought further elaboration/discussion on:

- Heights of the proposed apartments

Prospective Applicant's response:

- The apartments are a maximum of 3 storeys
- There has been vertical articulation of heights
- Conscious of the visual impact
- There has been layered density – due to the two different typologies of the site at different ends
- Each avenue opens out to an open space or hedgerow
- A visual assessment will be submitted

Planning Authority's comments:

- Ensure that the heights, unit mix and density are in accordance with the LAP

Further ABP comments:

- Provide a Daylight and Sunlight Report
- Examine the proposed gables
- Give a rationale regarding heights
- If there is a material contravention – it has to be stated in the public notices
- Show character areas
- Please note that An Bord Pleanála is not constrained by previous refusals on applications

5. Residential amenity, including compliance with the 2018 Guidelines on the Design Standards for New Apartments

ABP sought further elaboration/discussion on:

- Compliance with the 2018 Guidelines on design Standards for New Apartments

Prospective Applicant's response:

- Will ensure compliance with the 2018 Guidelines on design Standards for New Apartments

Planning Authority's comments:

- Satisfied once the applicant complies with the 2018 Guidelines on the Design Standards for New Apartments

Further ABP comments:

- Demonstrate compliance with the 2018 Guidelines on design Standards for New Apartments

6. Any other matters

ABP comments:

- Building Life Cycle report is to be submitted
- Applicant advised of EIAR Regulations

Prospective Applicant's response:

- An AA and NIS will be submitted

Planning Authority's comments:

- Further discussions will take place with the applicant regarding any outstanding issues raised in this meeting

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
Director of Planning
November, 2018