



An
Bord
Pleanála

Record of Meeting ABP-302888-18

Case Reference / Description	Construction of 223 no. bed spaces, communal kitchen, cinema room and cafe. Brady's Public House, Old Navan Road, Dublin 15.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th December, 2018	Start Time	12.40 p.m.
Location	Offices of An Bord Pleanála	End Time	14.10 p.m.
Chairperson	Anne- Marie O' Connor	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Anne-Marie O' Connor, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Hazel Jones, Bartra Property (Castleknock) Limited
James Cormican, Bartra Property (Castleknock) Limited
John Keogan, Todd Architects
Gary Lindsay, Cronin Sutton Consulting Engineers
Patricia Thornton, Thornton O'Connor Town Planning
Elaine Hudson, Thornton O'Connor Town Planning
Dan Egan, The Big Space Landscape Architects

Representing Planning Authority

Colm McCoy, Senior Planner
Harry McLauchlan, Senior Executive Planner
Gemma Carr, Senior Executive Parks Superintendent
Linda Lally, Senior Executive Engineer
Niamh O' Connor, Executive Engineer

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 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 26th 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. Principle of shared housing development
2. Residential amenity of shared housing development - quantum and distribution of communal facilities, internal amenity and open space
3. Impacts on adjacent residential and visual amenities
4. Access and mobility
5. Any other matters

1. Principle of shared housing development

ABP sought further elaboration/discussion on:

- The principle of the proposed shared housing development at this location with regard to the Fingal County Development Plan and the National Apartment Guidelines.

Prospective Applicant's response:

- The proposed shared housing development complies with National Apartment Guidelines
- This is a core urban location and is close to significant employment areas
- There is extensive cycling and walking opportunities
- The accommodation provided is flexible
- A different tenure (shared accommodation) is being provided and this will allow flexibility for workers
- The duration of occupancy by tenants would be approximately 3-12 months

Planning Authority's comments:

- The location of the proposed shared housing development is not appropriate
- There is no shared housing proposed in the LAP
- This is not a city centre site or core urban location but a remote site in an established residential area
- It is a suburban location
- The proximity of employment areas is not a strong argument
- There is no guarantee that local employees will avail of this accommodation
- This is not long-term living
- Mixed developments are fine once they are in the suitable locations
- Why choose this development for a residential area?
- Fully understand the shared location model however it is not suitable for this area

Further ABP comments:

- Justify how this proposed development complies with National Apartment Guidelines
- Explain how the tenancies will be controlled and kind of occupancy
- Submit an operational plan explaining how the proposed scheme works
- Provide examples of other operations at similar locations
- Provide further details of occupation, connections, etc., as required by the planning authority.

- The proposed physical structure and the operation of the scheme will be considered as an integrated operation.

2. Residential amenity of shared housing development - quantum and distribution of communal facilities, internal amenity and open space

ABP sought further elaboration/discussion on:

- What is the rationale for the design and layout of the proposed scheme?

Prospective Applicant's response:

- The design and urban facilities has been done in other international countries
- A multi-use approach has been taken
- Research has shown more is required in these types of rooms compared to student rooms
- The rooms will be 16 sqm
- The bathroom and washroom are integral to the 16 sqm
- Beds can fold up
- All rooms are single – This allows for affordability and availability
- This approach is taken as 1- bedroom apartments are out of the price range for single people as they have to compete with couples

Planning Authority's comments:

- No issue with individual rooms
- Needs to be shown how in totality it will work
- Address communal areas, layout, sunlight and daylight analysis
- Ensure that the lift is disengaged from rooms

Further ABP comments:

- Provide a rationale for the proposed physical structure and nature of use
- Justify the provision for the number of bedrooms required per kitchen area
- Quality of accommodation is imperative
- Design and management of communal areas with regard to noise impact and their interaction with residential accommodation within the scheme.
- Point to examples of how shared accommodation has worked successfully at similar locations elsewhere.

3. Impacts on adjacent residential and visual amenities

ABP sought further elaboration/discussion on:

- Impact of the proposed development to adjacent residential and visual amenities

Prospective Applicant's response:

- The height of 5 storeys can be adjusted
- There is fronting onto the park and there is not much overlooking
- Courtyards are intermediate zones
- Connections to the park can be examined

Planning Authority's comments:

- The building is in a 2-storey area
- Visual concerns with overshadowing and overbearing
- How the proposed development interacts with open space is very simplistic
- Important to show how the density interacts with the adjoining area
- Would like the open space to interact more with the park
- Tree removal is acceptable however would like replacement
- There should be additional screening of trees and also outlining what is the impact of the development on trees

Further ABP comments:

- Quality of the proposed public realm and its interaction with surrounding areas. Importance of pedestrian connection to and overlooking of the adjoining park.
- Important that there is good quality hard and soft landscaping
- Impacts on existing trees at the site and in the vicinity. Provide a Tree Survey and Visual Impact Assessment
- Consider elevations presenting to adjacent residences to the east and west. Visual Impact Assessment to take into consideration impacts of tree removal.
- Consider visual impacts in the wider area.
- Recent changes in National policy are noted, however any development would be considered on its merits with regard to the existing site context.

4. Access and mobility

ABP sought further elaboration/discussion on:

- What are the carparking proposals?

Prospective Applicant's response:

- Tenants will be aware that there are no car parking spaces prior to undertaking a lease
- No car parking spaces has to do with affordability
- If there are car parking spaces – there will have to be basements
- This will increase the price of units

Planning Authority's comments:

- There are 223 bed spaces with no proposed parking
- Car owners parking cars elsewhere from this development will affect other areas
- Places of employment are not in walking distance
- There is no parking management system

Further ABP comments:

- Applicant to address issue of car parking with regard to development plan policy.
- Examine access and mobility of the site
- Applicant advised to submit a detailed Mobility Management Plan

5. Any other matters

ABP comments:

- There is no further information sought at application stage

Prospective Applicant's response:

- Will examine any issues raised in this meeting

Planning Authority's comments:

- According to TII guidelines, any 200 plus units require a Traffic Report
- This might be raised in a submission at application stage

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

Anne-Marie O' Connor
Assistant Director of Planning
December, 2018