



An
Bord
Pleanála

Record of Meeting ABP-302893-18

Case Reference / Description	Construction of 133 no. houses, 120 apartment units, car parking, bicycle storage and refuse storage sheds. Lands at Hollystown Golf Club, Hollystown, Dublin 15.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th December, 2018	Start Time	2.45 p.m.
Location	Offices of An Bord Pleanála	End Time	4.10 p.m.
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:

Catherine Hanly, Gleveagh Homes Limited
Oisin Boland, Gleveagh Homes Limited
Eamonn Doran, DoranCray Architecture
Dave Taylor, DoranCray Architecture
Helena Gavin, RPS Group Limited
Carl Mogensen, RPS Group Limited
Dan Reilly, DBFL Engineers
Deirdre Walsh, DBFL Engineers
Linda Doyle, Doyle-O'Troithigh Landscape Architects

Representing Planning Authority

Colm McCoy, Senior Planner
Harry McLauchlan, Senior Executive Planner
Hugh O Neill, Executive Planner
Niall McKiernan, Senior Executive Engineer
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. Interface with permitted development
2. Car Parking – quantum and layout
3. Open space and passive supervision
4. Pumping Station
5. Road Abandonment – consents and process
6. Dublin Airport - Outer Public Safety Zone
7. EIAR
8. Any other matters

1. Interface with permitted development

ABP sought further elaboration/discussion on:

- Development permitted to south and interface with green buffering
- Retention of hedgerows having regard to Development Plan

Prospective Applicant's response:

- Retention of hedgerow on proposed development
- Provision made for future linkages to east and west
- Buffer to protect development from golf course
- Development treated independently, applicant now owns land to create relevant connections
- If both sites were rearranged different linkages could then be included
- Pedestrian links proposed from golf course through proposed development to schools, etc.
- Opportunity to improve hedgerows to give long term sustainability
- Will include link in application documentation
- Guided by PA regarding taking in charge

Planning Authority's comments:

- Buffer was in place which related to conflicting land uses which has now changed
- Permeability on adjacent land due to being in applicant's ownership
- Objective in LAP regarding buffer
- Retention of ditch vital to green infrastructure, final details to be included in application
- Links to south important having regard to schools and commercial sites
- Not satisfied with finer details having regard to taking in charge including SUDS
- Consider pedestrian permeability to north of site

2. Car Parking – quantum and layout

ABP sought further elaboration/discussion on:

- Apartment parking proposed, meeting Development Plan requirements
- Employment zoned land in locality, what forms of transport are in the area

Prospective Applicant's response:

- All surface car parking proposed which fully complies with requirements
- No concentration of hard surfaces
- Road abandonment will create green space
- Creation of attractive open space around apartments

- Difficult to find correct location for bin/bicycle storage
- Not considering storage inside buildings

Planning Authority's comments:

- Lower number of car parking not suitable in this location as there is no high capacity transport in this area
- Promotion of sustainable transport but not yet available at this location
- Relax parking standards suitable in locations in proximity to high transport
- Bulk/bike storage redesign required in apartment blocks
- Consider location of bin storage/sub stations on open space areas overlooking golf course

Further ABP comments:

- Consideration of parking associated with apartment having regard to, inter alia, National Policy
- Consideration of layout of bin/bicycle storage, ensure accessibility

3. Open space and passive supervision

ABP sought further elaboration/discussion on:

- Passive supervision strategy, overlooking of the public realm

Prospective Applicant's response:

- Introduction of passive surveillance in active rooms, corner units could be re-configured to address issues

Planning Authority's comments:

- Hedge retention where possible and where there are historic townland boundaries

4. Pumping Station

ABP sought further elaboration/discussion on:

- Upgrades required
- Planning and 3rd Party Consents

Prospective Applicant's response:

- Historical problems relating to pumping station, intention to improve facility
- Upgrade and rising main to N2/N3 pumping station
- Area in applicant's ownership
- Conditions attached to planning permission from Irish Water in relation to occupying proposed development having regard to upgrades
- Generator can be included as per Irish Water specification
- Will address access to pumping station

Planning Authority's comments:

- Concerns over upgrades proposed and would advise Irish Water of same
- Drawings to show remedial works proposed
- Inclusion of standby generator if pumping fails

Further ABP comments:

- Ensure agreement prior to lodging application

5. Road Abandonment – consents and process

ABP sought further elaboration/discussion on:

- What road abandonment entails and timelines involved, road margins and road surfaces

Prospective Applicant's response:

- Proposed set back so as not to prejudice future road closure
- Discussions held with PA as to how future closure will link in to proposed development
- Hedgerow on south of site to be removed and replaced to create permeability across sites

Planning Authority's comments:

- Proposals currently on public display
- Identified in LAP to create cul de sac with only pedestrian/cycle access
- Area will form part of greenway, margins and surfaces not yet finalised
- Provision of turning area on lands owned by prospective applicant
- Transition from road to pedestrian/cycle access
- Road alignment includes some works including signage and bollards

6. Dublin Airport - Outer Public Safety Zone

ABP sought further elaboration/discussion on:

- Noise, mitigation measures proposed

Prospective Applicant's response:

- Policies assessed
- Had regard to noise and outer public safety zone and deemed within limits
- Noise mitigation to be included with application and includes consideration with regard to future airport expansion
- Discussions held with Parks Department, proposing fully planted outer zone creating new habitat
- DAA report received from Parks Department advised against including open water area in proposed development
- Will reconsider drain on site

Planning Authority's comments:

- Have regard to noise and mitigation measures
- Have regard to safety, consultation with IAA
- Consideration of re-alignment of drains on site having regard to birds and open water
- PA prefer SUDS on site rather than Stromtech
- Look at safety aspect of SUDS
- Have regard to access to drain on south side of site
- Objective in Development Plan for green infrastructure on proposed site

Further ABP comments:

- Engage in discussions with DAA

7. EIAR

ABP sought further elaboration/discussion on:

- Have regard to EIA Regulations

Prospective Applicant's response:

- Assessed against criteria and deemed sub-threshold

Further ABP comments:

- Applicant to satisfy themselves with EIA Regulations and screening requirements, it may be advisable to submit the information referred to in article 299B(1)(b)(ii)(II) and 299B(1)(c) [if applicable] of the Planning and Development Regulations 2001-2018 in a standalone document as part of the application documentation
- Have regard to developable area versus site area

8. Any other matters

Planning Authority's comments:

- Have regard to car parking and taking in charge, drawings to reflect what is proposed
- Consider urban design having regard to undercroft for car parking, surface parking to be allocated for visitor parking
- Include permeable paving for parking
- Consider integration of cycle parking into buildings
- Further discussions required with Parks Department regarding landscaping
- Part V drawings should show distribution of units across the site

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
December, 2018