



An  
Bord  
Pleanála

## Record of Meeting ABP-302965-18

<b>Case Reference / Description</b>	428 no. residential units, crèche, provision of distributor road and associated site works. Townland of Corke Little, Woodbrook, Shankill, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	17 <sup>th</sup> December, 2018	<b>Start Time</b>	10.40 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.40 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Liam Walsh, Senior Planner
Julienne Brown, Senior Executive Planner
Eoin Kelliher, Assistant Planner
Bernard Egan, Senior Executive Engineer
Aidan ffrench, Executive Parks Superintendent
Mick Mangan, Senior Engineer
Sean Martin, Senior Executive Engineer

### Representing Planning Authority

James Leonard, Applicant
Joe O'Reilly, Applicant
Stephen Little, Stephen Little & Associates

Michael O’Sullivan, Stephen Little & Associates
Susan Dawson, O’Mahony Pike Architects
Todor Todorov, O’Mahony Pike Architects
Kristine Sulca, Metropolitan Workshop Architects
Nick Philips, Metropolitan Workshop Architects
Garry Hanratty, Atkins Consulting Engineers
Kieran Boyle, Atkins Consulting Engineers
Aine Patton, Brady Shipman Martin Landscape Architects
Thomas Byrne, Brady Shipman Martin Landscape Architects

### **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 6<sup>th</sup> December, 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 9<sup>th</sup> November, 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. **Development Strategy for the site to include density, unit mix, height and layout having regard to, inter alia, access to existing and proposed public transport, the Urban Development and Building Heights, Guidelines for Planning Authorities December 2018 and Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009**
2. **Connectivity and permeability**
3. **Transportation**
4. **Water Supply and Wastewater Treatment**
5. **Surface water management**
6. **Any other matters**

1. **Development Strategy for the site to include density, unit mix, height and layout having regard to, inter alia, access to existing and proposed public transport, the Urban Development and Building Heights, Guidelines for Planning Authorities December 2018 and Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009**

### **ABP sought further elaboration/discussion on:**

- Consideration of National Planning Framework and Urban Development and Building Heights Guidelines within documentation
- Density proposed having regard to proposed DART station

### **Prospective Applicant's response:**

- Application part of wider masterplan which proposes a higher density on the overall site than proposed in current phase
- Building heights considered on basis of adjoining interfaces to the south and east and LAP provisions
- Masterplan adheres to LAP, mixed scheme to provide sustainable neighbourhood/community delivering the requisite number of units in a variety of typologies commencing with higher number of housing units
- Proposal creates a mix of character areas
- Proposal as outlined including type of unit proposed in first phase has had regard to matters including timescale for delivery of DART station
- Rationale for pavilion typology adjoining greenbelt/coast outlined
- Considerations in respect of higher density/higher buildings and car parking requirements/building typology/viability outlined
- Details of proposed Lihaf agreement outlined with proposal to provide 700 units of the overall units by end of 2021

### **Planning Authority's comments:**

- Core strategy in Development Plan informed LAP
- Section 247 meetings held prior to RSES
- Overall site would achieve density as per LAP
- Lihaf funding for site
- Consider impacts on sensitive sites surrounding proposed development site
- NPF refers to compact growth which can be achieved on site

**Further ABP comments:**

- Consideration of building height in appropriate locations on the site including interfaces with greenbelt/coast and adjacent Dart station
- Consideration of density and unit mix within this phase of the proposal as well as within the overall scheme

**2. Connectivity and permeability****ABP comments:**

- Details regarding proposed connections northwards towards Shanganagh cemetery and local authority lands required showing how the subject site will connect to lands to the north
- Connections or potential future connections to the south of site to be addressed.
- Ensure no contradiction between drawings
- Connectivity drawing with application would assist

**Prospective Applicant's response:**

- Shanganagh masterplan currently with PA, will have further discussions with PA to address issues prior to lodging application
- LAP has regard to north/south connections, satisfied connections work and can be delivered
- Main road through scheme and open spaces areas to be taken in charge
- Access for cycle trail to be provided

**Planning Authority's comments:**

- Satisfied further discussions with prospective applicant can ensure connections can be delivered with further design details required
- Taking in charge to be shown up to site boundaries
- Connecting footpaths to be provided to boundary to allow for future connections

**3. Transportation****ABP sought further elaboration/discussion on:**

- Proposed Dart station central to proposed development, clear details to be submitted with application regarding timelines for delivery of same
- Clarity on delivery of Dart station in conjunction with proposed development land exchange with PA

**Prospective Applicant's response:**

- Intend to commence with works to facilitate new golf holes as first phase of proposal to facilitate swap of DART gateway site. This requires that new golf holes mature and are operational
- Prospective applicant in consultation with Irish Rail regarding delivery of DART gateway
- LAP requirement to retain trees along Old Dublin Road with junction/access onto same to provide capacity for overall development
- Need to address Bus Connects corridor, awaiting specific details from NTA regarding exact requirements

- Satisfied signalised junction most suitable to allow for full Bus Connect corridor along with cycleway, prefer to future proof to allow for capacity
- Preferred option is to take pedestrian/cycle pathways offline into the site along road boundary

**Planning Authority's comments:**

- Ongoing discussions with NTA with regard to road junction
- Traffic and Transport Assessment not submitted
- Have regard to carrying/loading capacity if density increased

**Further ABP comments:**

- Justification required in application in relation to car parking proposed having regard to National Framework Plan and Urban Development and Building Height Guidelines which facilitate reduced parking provisions

#### **4. Water Supply and Wastewater Treatment**

**ABP comments:**

- Not clear from documentation if proposed rising main connecting to St. Anne's will be temporary or permanent infrastructure
- Application should clearly outline the timeline of works proposed by Irish Water

**Prospective Applicant's response:**

- Agreed rising main will be decommissioned and new line will divert to Shanganagh waste water treatment plant
- Irish Water have appointed consultants in respect of rising main proposal to Shanganagh

**Planning Authority's comments:**

- Have regard to pumping station and location of same including proposals for potential failure and spillage

#### **5. Surface water management**

**ABP comments:**

- Have regard to PA Opinion and recommend that further discussions are undertaken to address the matters arising

**Prospective Applicant's response:**

- Will have further discussions and fully address matters in application
- Will engage in discussions with 3<sup>rd</sup> party landowners to south.

#### **6. Any other matters**

**ABP comments:**

- EIAR to be submitted and should comply with requirements of EIA Regulations 2018
- Ensure consistency of language in respect of AA screening

- Submit combined Statement of Consistency document rather than individual documents
- Further details of the proposed golf holes to be outlined.
- Comments sought from Irish Water and Department of Culture, Heritage and the Gaeltacht to be appended to Opinion

#### **Applicants Comments**

- AA screening document to be submitted

#### **Planning Authority's comments:**

- Have regard to biodiversity
- Landscaping plan to be included in application

#### **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](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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Director of Planning  
January, 2019