



Case Description	175 no. apartments including coffee shop, medical practice and associated site works. North of Poppintree Industrial Estate bounded by St. Margaret's Road to the north and Balbutcher Lane to the South East. Dublin 11.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	17 th January, 2019	Start Time	14:30 p.m.
Location	Offices of An Bord Pleanála	End Time	15:45 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Gerard O' Meara, SBA Architects
John Conlon, SBA Architects
Ian McGrandles, IMG Planning
Paul Moran, Pat O' Gorman Consulting Engineers
Richard Butler, Model Works
Jim Bloxam, Murray Associates, Landscape Architecture
Marta Murteira, Murray Associates, Landscape Architecture

Representing Planning Authority:

Siobhan O'Connor, Senior Executive Planner
Maria Treacy, 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 3rd January 2019 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 28th 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 including height, density and design**
- 2. Residential Amenity (internal and external) and open space provision**
- 3. 3. Parking and mobility management**
- 4. 4. Foul and surface water drainage**
- 5. 5. Any other matters**

1. Development strategy for the site including height, density and design

ABP sought further elaboration/discussion on:

- Height/density of the proposal, given the location of the site in the context of SPPR3 and section 3.2 of the Urban Development and Building Heights, Guidelines for Planning Authorities (2018)- applicant will be required to demonstrate to the satisfaction of An Bord Pleanála that the proposed development satisfies the criteria, as set out in section 3.2 of aforementioned guidelines- based on documentation submitted, have reservations in relation to the proposal with regards to this matter
- Location of higher element of proposed scheme- consider relocating to front onto St. Margaret's Road overlooking open space on opposite side of roadway, away from residential properties fronting onto Hampton Wood Drive
- Design and elevational treatments; referred to matters raised within PA report in this regard; requirement for high quality architectural design and finishes; slenderness ratio of proposed higher element; submission of Urban Design Statement and Architectural Report; elevational treatment/design requires further consideration and refinement
- Connectivity achievable to the wider area

Prospective Applicant's response:

- The height of the development was chosen as 12-16 storey buildings are evident in the wider area, for example within the Charlestown development and Ballymun
- Suburban landscape lacking in feature buildings/distinguishing features; would benefit from taller structure at this location
- Proposed height does not affect daylight or sunlight
- Needs to be a positive visual intrusion between Ballymun and Charlestown
- The site forms a transition between Hampton Wood and open desolate space
- The building can mark the entrance to Hampton Wood and it can enhance the local neighbourhood centre; area can accommodate a tall building
- There are two bus routes along Balbutcher Lane
- Public transport is demand led; the Metro has plans for a stop at Ballymun
- The density is 232 per hectare; however, building to south within Hampton Wood development was approved in 2007 with a density of 220 per hectare
- Proposed finishes will be brick
- Views of the building from the M50 will be submitted

Planning Authority's comments:

- The location of this proposed development is a concern
- The Ministerial Guidelines have been taken into account when forming the opinion
- Not against height and density at appropriate locations; main concern is that the site is not well served by transport links

Further ABP comments:

- Have regard to local policy and Ministerial Guidelines, in particular SPPR3
- A strong justification is required for why this location has been chosen and why it is appropriate for a development of the height, density and scale proposed
- Will need to address criteria raised in Urban Development Guidelines, including inter alia, justification that the site is well served by public transport
- Clarification that this is not proposed as a Build-to-Rent scheme

- Have regard to the PA opinion in relation to guidance on elevational treatment
- Examine relocation of higher element fronting onto St Margaret's Road and open space beyond
- At application stage, submit a study of buildings heights in the wider area
- Photomontages/CGIS/cross sections required
- A high-quality architectural treatment/finish/materials is essential
- Submit a Lifecycle Report (as per section 6.13 of Apartment Guidelines)
- Will need to submit a Statement of Material Contravention at application stage and refer to material contravention in public notices, if applicable

2. Residential Amenity (internal and external) and open space provision

ABP sought further elaboration/discussion on:

- Internal and external residential amenities; potential impacts of proposal on existing residential properties, in particular those fronting onto Hampton Wood Drive
- Anticipate any possible issues of concern and deal with these at application stage
Internal amenity standards; need to ensure consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018)
- Open space provision; need to meet requirements of PA in this regard; appropriate landscaping details to be submitted; high quality space required in terms of landscaping; details and finishes

Prospective Applicant's response:

- More than half of the proposed units will be dual aspect
- There will be compliance with internal standards, in relation to such matters as storage
- The open space is 20% and there are plans to incorporate it into the development
- Communal space will not have gates
- A financial contribution can be examined in lieu of public open space provision

Planning Authority's comments:

- Unaware of plans to amalgamate open space provision into adjacent development
- Communal and public space are not the same- City Development Plan highlights the difference between the two
- Both can be combined
- The quality of communal and public space is important
- A financial contribution can be made in lieu of public open space; contribution amount is €4000 per unit

Further ABP comments:

- Address overlooking, overshadowing, overbearing and daylight analysis
- Ensure that internal floor plans are meeting the minimum standards
- Storage areas need to be shown
- Submit a schedule for floor areas
- Examine if a management company will control the open space
- Clearly detail private, open and communal space
- Liaise with PA prior to lodging application; no provision for Further Information under SHD legislation

- Assess and mitigate potential micro-climate impacts, for example down draft

3. Parking and mobility management

ABP sought further elaboration/discussion on:

- The shortfall of car parking spaces
- The management of car parking spaces

Prospective Applicant's response:

- Two-thirds of units will have a car parking space
- Analysis has been done in relation to car parking usage in other blocks within the overall Hampton Wood development; the level of car parking is under used in other blocks
- An analysis of other developments has shown that basement car parking at 6 a.m. is approximately 50% free and that parking is overprovided within these blocks
- It would be envisaged that car clubs will be set up

Planning Authority's comments:

- Concerned with the overspill of car parking

Further ABP comments:

- Will need to submit strong justification at application stage in relation to this matter; submit analysis of car parking within other blocks, together with details of how any car club would be managed (noting this is not proposed as a build-to-rent and therefore the apartment owners will have to manage any such proposal)
- Approximately 0.6 spaces per residential unit proposed; concerns in relation to overspill onto adjoining roads; assignment of spaces
- Address other matters raised within Addendum B, Transportation Report, dated 11th December 2018, of PA Opinion

4. Foul and surface water drainage

ABP sought further elaboration/discussion on:

- Connection to third party wastewater network and consents required for same; confirmation that third party network has adequate capacity to cater for proposed development
- Issues raised by PA in relation to surface water management as detailed in Addendum B, Drainage Report, dated 20/12/2018 of PA Opinion

Prospective Applicant's response:

- The 3rd party is the developer; consent is not an issue
- The attenuation tank has sufficient capacity
- Clarity will be sought regarding the 20% provision due to climate change

Planning Authority's comments:

- The discharge attenuation tank is in another block; need details as to how discharge will be managed in this block
- Surface water is usually managed at source
- Detail how SUD's will be maintained

- The sizing of the attenuation tank needs to be checked as tanks must have a 20% provision due to climate change

Further ABP comments:

- Detail how the attenuation tank is managed in another block
- Further discussions to take place between the prospective applicant and the PA regarding any outstanding issues
- Clarification required in relation to taking in charge

5. Any other matters

ABP comments:

- Contact the Irish Aviation Authority in relation to height/location of proposed development
- Justification required as why there is no childcare facility being provided
- Submit a waste management report
- Cross sections/CGIs/visualisations will be important at application stage
- An architectural design statement/urban design statement to be submitted
- Ensure that details are submitted showing the interface between the buildings and the public realm
- If there is a material contravention this needs to be stated in the public notices

Prospective Applicant's response:

- There will be an audit of available crèche facilities in the wider area

Planning Authority's comments:

- Further discussions can take place with the prospective applicant regarding any outstanding issues

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
Assistant Director of Planning
January, 2019