



An
Bord
Pleanála

Record of Meeting

ABP-303163-18

Description	100 no. apartments, 5 no. retail units and associated site works. Corner of Main Road and Greenhills Road, Tallaght, Dublin 2.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	21 st January, 2019	Start Time	11.30 a.m.
Location	Offices of An Bord Pleanála	End Time	1.00 p.m.
Chairperson	Rachel Kenny	S.E.O.	Kieran Doherty

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Una Crosse, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

Tony Horan, Horan Rainsford Architects
Belinda Connell, Horan Rainsford Architects
Brian McCutcheon, McCutcheon Halley Chartered Planning Consultants
Paula Galvin, McCutcheon Halley Chartered Planning Consultants
Bill Hastings, Arc Consultants
Daniel O'Mahony, O'Mahony Holdings SPRL
John O'Regan, O'Mahony Holdings SPRL

Representing Planning Authority

Jim Johnston, Senior Executive Planner
Deirdre Fallon, Executive Planner
Laurence Colleran, Parks Department

Robert Roche, Parks Department
Brian Harkin, Senior 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 10th 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 4th December 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 inter alia, design, height, density, finishes, open space (existing and proposed), tenure, uses/facilities on site and architectural heritage**
- 2. Residential Amenity (existing and future)**
- 3. Mobility management and parking provision**
- 4. Archaeology**
- 5. AA screening**
- 6. Any other matters**

1. Development Strategy and 2. Residential Amenity

ABP comments:

- Documentation submitted for pre-application consultation is light on detail
- Impact of proposal on existing blocks adjoining site and wider area including the Priory and more recent developments closer to N81
- Little detail on how proposal links to existing development as changes are proposed to the existing development

Design

- Repetitive nature of fenestration
- Bulky form
- Avoid stark, blank facades
- Use of render not appropriate due to weathering; building life cycle report required. Materials and finishes to be given particular consideration
- Consideration of whether the proposed height is a material contravention of the development plan
- Urban Development and Building Heights guidelines don't automatically facilitate additional height
- Height must be appropriate to site
- Height of three-storey block requires justification especially in relation to existing single storey development
- Has there been any dialogue with existing landowners
- Consider residential amenity of existing developments
- CGIs required

Open space

- Loss of open space from existing development
- Quality of new open space in terms of amenity and light
- How the children's play area will operate
- How proposed development would be managed
- Quality of space is important
- Management of scheme taking into account the use by the 17 existing apartments
- Retail is near the civic space; quality of space may be affected by type of retail proposed
- How proposed space connects with other open space in the area

Tenure

- Build to rent or traditional apartments
- If build to rent, must be stated in notices and covenant required
- Parking for existing building being used; is existing permission to be amended?
- Impact on ESB sub-station
- Any works to corner of site within local authority boundary
- Show all locations where works are to be carried out
- Proper site boundary required

- Justify absence of crèche as over 75 units

Planning Authority's comments:

- Expired LAP is used as a reference point with regard to height, with four stories acceptable in principle

Prospective Applicant's response:

- Final submission will have a variation of finishes different to that submitted
- Will take comments on board
- Design statement to be submitted
- Blue line occupants would have access to entirety of the open space
- One semi-private open space, and one civic space open to all
- Civic space was increased following s. 247 meeting
- Architectural heritage impact assessment and probably a visual impact assessment to be submitted
- CGIs will show context

Further ABP comments:

- Applicant advised to have further meetings with the planning authority
- A comprehensive opinion is based on the documents submitted so will be difficult with so little detail
- All details to be documented in any application
- No possibility of further information so if the Board is not satisfied a refusal will result
- Liaise with planning authority with regard to the location of CGIs

3. Mobility management and parking provision

ABP sought further elaboration/discussion on:

- Quantum of parking, currently 15 spaces for 17 units

Planning Authority's comments:

- 0.6 to 0.8 spaces required per bed space as not close to LUAS
- Normally integration with existing development would be considered
- Traffic impact will need to be assessed

Prospective Applicant's response:

- Existing building is leased, but not the parking spaces

Further ABP comments:

- Mobility management plan should be provided
- Spaces were permitted with the existing development
- Appropriateness of blue and red lines to be considered
- Build to rent usually half a space per unit

4. Archaeology

ABP comments:

- Site is adjoining an Architectural Conservation Area; Priory Demesne
- No regard to built heritage or new developments

Prospective Applicant's response:

- Previous archaeological assessment for the site will be updated for this proposal

Further ABP comments:

- Architectural heritage assessment required
- Architectural heritage is intrinsic consideration

5. AA screening

ABP sought further elaboration/discussion on:

- No screening document was submitted

Further ABP comments:

- Screening document required for application

6. Any other matters:

Surface water:

Planning Authority's comments:

- Concrete tank and pumping should be the last resort
- Incorporation of SuDS measures required including use of tree pits

Masterplan:

Prospective Applicant's comments:

- A masterplan can be discussed with the planning authority with regard to the ACA

Further ABP comments:

- Any masterplan for the site would need procedural context

Conclusions

The representatives of ABP emphasised the following:

- Notwithstanding that a pre-application consultation has taken place, any application for development that does not meet the strategic housing criteria, should be made to the planning authority
- Whether a new pre-application consultation is required needs to be considered having regard to possible material changes to the current proposal

Administrative issues:

- 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

Rachel Kenny
Director of Planning
February, 2019