



An
Bord
Pleanála

Record of Meeting ABP-303309-18

Case Reference / Description	116 no. residential units, creche and associated site works. Sutton's Fields, Ballybetagh Road, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	24 th January, 2019	Start Time	11.30 am
Location	Offices of An Bord Pleanála	End Time	12.45 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Paul Butler, Applicant
Vera Butler, Applicant
David Butler, Applicant
Stephen Newell, Stephen Newell Architects
Esther Gerrard, Cunnane Stratton Reynolds
Shane Curley, Donnelly Troy and Associates
Seamus Nolan, NRB Consulting Engineers
Auveen Byrne, Auveen Byrne and Associates

Representing Planning Authority

Louise McGauran, Senior Planner
Bernard Egan, Senior Executive
Claire Casey, Senior Executive Engineer
Ruairi O' Dulaing, Senior Parks Superintendent
Gormla O'Corrain, Senior Executive Planner
Julie Anne Prenderville, Assistant Planner
Elaine Carroll, Executive Engineer
Adrian Thompson, 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 14th January, 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 12th 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. The density and mix of house types in the proposed development**
- 2. Design and layout with particular reference to pedestrian permeability and connectivity to the rest of Kiltarnan**
- 3. The delivery of the proposed development in relation to road improvements in the area and the phasing scheme set out in the Local Area Plan**
- 4. Drainage and Water Supply**
- 5. Any other matters**

1. Items 1 to 3 dealt with collectively

ABP sought further elaboration/discussion on:

- The calculation of net density in accordance with Appendix A of Sustainable Urban Housing Guidelines
- The appropriate mix of housing types with reference to comments in PA submission
- Design and Layout having regard to PA submission and pedestrian connection to village
- Pedestrian links to Ballybetagh Road beside school and to the lane at north of site

Prospective Applicant's response:

- The main road through the site is indicated in LAP and runs to boundary to serve other lands, so it is excluded from the net site area for density
- Section 247 meetings with PA sought increase in number of apartments proposed, Satisfied with proposals meet Res 7 of Development Plan in relation to mix
- Prospective applicant reluctant to provide pedestrian link along the side of their house, concern over lack of adequate passive surveillance
- A gated access will be provided beside the creche that would provide sufficient pedestrian access for school children but not 24 hour access to the Ballybetagh Road
- Board of Management satisfied to have gateway provided but not routeway, letter submitted from BOM
- Connections are proposed to zoned land at the north of site, the adjoining lane is privately owned but proposed development would facilitate link to it, connectivity to unzoned lands to west can also be facilitated
- 3 storey buildings proposed along eastern boundary and addressing central open space, pitch height to rear reduced following section 247 meetings, reduction in height of wall plate adjoining 3rd party residential sites
- Preliminary daylight/sunlight studies show no impacts on adjoining sites, separation distances adequate to avoid overlooking and addressed in pre-application documents
- Satisfied that proposed phasing in line with road upgrades and meets 13 criteria set out in Development Plan
- Enniskerry to Glenamuck Road not part of proposed GDDR

Planning Authority's comments:

- PA supports applicant in relation to excluding road from density calculations once no ransom strips left and all connections are made to boundary, satisfied with boundary proposed
- Bring connections to boundary of laneway on 3rd party ownership
- Proposed development accords with SPPR 4 of building height guidelines
- Satisfied with single storey units being provided
- Link to crèche and school can be achieved, short in length, passive surveillance could come from adjoining terrace of houses, similar to other successful pedestrian lanes in the county
- No issues with overlooking or overshadowing, concern with overbearing from the back of 3 storeys houses to existing houses to the east
- Concern over extent of roads in proposed development, applicant may consider omitting road on eastern side of open space
- Phasing can be accommodated on upgraded public road network

4. Drainage and Water Supply**ABP sought further elaboration/discussion on:**

- Drainage and Water supply

Prospective Applicant's response:

- Will discuss issues with PA relating to drainage and water supply prior to lodging application
- Parks Department raised issue with soakway, this will not inhibit use of open space area, also raise issue with calculations of open space being provided on site
- SUDS measures not included in open space calculations, swales included in proposals but not part of open space calculations
- Inappropriate financial contribution proposed by PA, applicant considers adequate open space being provided
- No issue with maintaining sightlines on both sides of entrance, including those along 3rd party lands

Planning Authority's comments:

- Minor issues relating to drainage and water supply can be discussed further with PA prior to lodging application
- Happy to engage in further discussions with applicant and clarify issues relating to proposed open space
- Accept that supplementary financial contributions for open space not an issue
- PA have concern with levels of hedgerows being removed and retention of trees in inappropriate areas, will discuss further with applicant
- Have regard to connections from west to boundary
- Concern with sightlines to the west of proposed access having regard to growth of vegetation

Further comments from Propsective Applicant:

- There is a bank rather than a hedge to west of proposed entrance, can give further consideration to sightlines

Further ABP comments:

- The proposed junction would be at the entrance to the urban area, the appropriate response is to constrain rather than facilitate traffic speeds at the transition
- Taking in Charge to show all connections to boundaries

5. Any other matters

ABP comments:

- Provide a Housing Quality Assessment with applications including schedule of accommodation and tables of calculations

Applicants Comments:

- Difference of opinion with PA regarding car parking requirement, applicant considers there is too many spaces provided, will engage in further discussions with PA to agree numbers

Planning Authority's comments:

- PA consider 10% shortfall in car parking proposed, provide argument in relation to proposed numbers in application
- More details required on proposed finishes
- Building Lifecycle Report 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 **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
February, 2019