



An
Bord
Pleanála

**Record of Meeting
ABP-303228-18**

Case Description	174 no. apartments and creche and all associated ancillary infrastructure and development works. Hearse Road, Donabate, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	29 th January, 2019	Start Time	11:30 a.m.
Location	Offices of An Bord Pleanála	End Time	13:00 p.m.
Chairperson	Brendan Wyse	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Brendan Wyse, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Catherine Hanly, Glenveagh Homes
Oisín Boland, Glenveagh Homes
Eamonn Doran, Doran Cray Architects
Tony Horan, EOCSC Consulting Engineers
Dan Egan, TBS
Declan Brassil, DBCL Planning Consultants
David Taylor, Doran Cray Architects

Representing Planning Authority

Paul O'Brien, Executive Planner
Claire McVeigh, Senior Executive Planner
Gemma Carr, Senior Executive Parks Superintendent
Niall Thornton, Executive Engineer
Helena Bergin, Conservation Officer
Niall McKiernan, 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 18th 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 13th 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. Residential Density, Housing Mix, Phasing**
- 2. Design and Layout**
- 3. Roads Layout, Parking Provision, Pedestrian and Cycle Connections**
- 4. Conservation Issues**
- 5. Childcare Provision**
- 6. Any other matters**

1. Residential Density, Housing Mix, Phasing

ABP sought further elaboration/discussion on:

- Density in the context of the LAP and National Guidelines
- Phasing status of the overall development
- Creche location in the context of phasing
- Current status of road works in the wider area

Prospective Applicant's response:

- The proposed development would be the last phase of the wider development
- The creche is the subject of a condition of the previous permission relating to the development site, to be provided prior to the occupation of the first 75 units
- The creche was located within an apartment block in the previous development but now is to be located in a standalone block, therefore the phasing of the original development is to be amended accordingly such that the creche is located in the 3rd phase of the overall development.

Planning Authority's comments:

- Satisfied with the location and density of the proposed development
- The housing mix needs more detail and analysis. The applicant should justify the proposed housing mix with regard to the demographics of the area.
- Concern about location of creche in area where houses were omitted as a condition of the previous permission, this requirement was to achieve a buffer zone to Newbridge Demesne and a gateway to Donabate.

Further ABP comments:

- Clarify if the creche is to be included in this application or submitted in a separate application
- Submit a justification for the proposed housing mix

2. Design and Layout

ABP sought further elaboration/discussion on:

- Current status of the railway crossing, when it is to be provided.
- Provision of a link route between the railway line and Hearse Road and Newbridge Demesne
- Which areas of the site are to be taken in charge and related issues associated with parking and site layout

Prospective Applicant's response:

- The Part 8 process will be completed by 9th December 2019
- The layout of the proposed development will not compromise the provision of a bridge over the railway line
- A link bridge will take time
- Indicative layouts can be provided
- Concerns about taking in charge of areas where undercroft and basement car parking is provided. Also parking management in the context of demand by commuters for parking in this area due to its proximity to the train station.

Planning Authority's comments:

- Seeks the provision of a landscaped buffer at the Hearse Road side of the site as this is an important gateway to Donabate. Trees in this area need to be retained.
- The phasing of the railway crossing can impact on the timeline of the overall development of the site
- The location of the proposed playground is unsuitable
- Need for adequate communal space to serve the apartments.
- Ensure that SUDs does not affect the usability of open space
- Look to providing a kick about area
- A financial contribution could be made to upgrade Newbridge Demesne

Further ABP comments:

- Development should have a clear hierarchy of open spaces that serve specific purposes.
- Applicant to clarify the differences between the existing and proposed developments.
- Applicant to clarify which areas are to be taken in charge.

3. Roads Layout, Parking Provisions, Pedestrian and Cycle Connections**ABP sought further elaboration/discussion on:**

- The current status of road works in the area including works on Hearse Road to facilitate the overall development.
- Details of proposed parking provision
- Pedestrian and cycle routes through the site

Prospective Applicant's response:

- The realignment of Hearse Road is being carried out by the developer
- There is a footpath on the eastern side of the site which includes cycle access to Hearse Road
- There will be connections between the overall development and the filling station on Hearse Road and onwards to Donabate and the train station.
- The Donabate Distributor Road will divert traffic from Hearse Road. Pedestrian and cycle connections will have priority on Hearse Road.
- 189 car parking spaces is the minimum.
- Applicant to clarify parking accessibility for apartment blocks.
- Trees can be provided in parking areas.

- Cycle parking areas should be provided close to apartment blocks. Cycle parking quantum of 1 per bed space

Planning Authority's comments:

- Proposed roads layout must support permeability
- Strong pedestrian and cycle routes are required
- 189 car parking spaces is the minimum
- Residents of scheme will require adequate parking provision notwithstanding proximity to the train station.
- Clarify the parking accessibility in each apartment block
- The proposed parking layout could be broken up with landscaping.
- Applicant to have regard to the 2030 electric cars plan and demonstrate how electric charging points can be provided in the future
- Ensure that cycle parking is not on open space

Further ABP comments:

- A detailed rationale is required to show how roads fit with the open space
- Explain how parking management can function and if there is to be a management company
- Outline how the creche fits with the pedestrian and cycle connections
- Significant detail is required for the proposed pedestrian and cycle connections

4. Conservation Issues

ABP sought further elaboration/discussion on:

- Applicant to consider visual impacts on the village of Donabate, Hearse Road and on Newbridge Demesne

Prospective Applicant's response:

- It can be shown at application stage if there is any visibility from Donabate village and Newbridge Demesne
- The visual impact of proposed blocks 1 and 2 will be examined
- CGI's will be submitted

Planning Authority's comments:

- The prospective applicant should examine the visual impact of proposed blocks 1 and 2
- Protect Prospect Hill and Newbridge Estate as these are rare historic landscapes
- Consider if a creche is on a landscape buffer as set out in the LAP
- Mature trees should be used as a tree lined approach
- The visual impact should be examined from close and far. The nature and extent of visual impacts should be considered.

Further ABP comments:

- Show if the permitted development is visible from Donabate and Newbridge Demesne
- If there is any visibility explain to what extent and show comparisons to previously permitted applications

5. Childcare Provision

ABP sought further elaboration/discussion on:

- Quantum of childcare

Prospective Applicant's response:

- 71 childcare spaces are being provided

Planning Authority's comments:

- Clarify the number of childcare spaces being provided

Further ABP comments:

- If there is any deviation from the guidelines a rationale is required

6. Any other matters

ABP comments:

- Part V outstanding issues

Prospective Applicant's response:

- Further discussion regarding the distribution of units can take place

Planning Authority's comments:

- All the proposed Part V units are in one block
- There should be a broader distribution of units throughout the blocks of apartments
- Further discussion regarding the distribution of units can take place

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



Brendan Wyse
Assistant Director of Planning

18 February 2019