



Case Description	1034 no. apartments (116 no. residential, 918 no. build to rent units), 2 no. crèches and associated site works. Plots 6, 8, 11, 17, 25, 26, 27, 28 and 29. Clongriffin, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	5 th February, 2019	Start Time	14:15 p.m.
Location	Offices of An Bord Pleanála	End Time	16:30 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

John Downey, Downey Planning
Anne McElligott, Downey Planning
Eva Bridgeman, Downey Planning
Michael Crowe, CCK Architects
Maire Gray, CCK Architects
Peter Heffernan, Wilson Architecture
Marcus Reid, Wilson Architecture
Mark Duignan, Waterman Moylan Consulting Engineers
Ian Worrell, Waterman Moylan Consulting Engineers
Ronan McDiarmada, Ronan McDiarmada Landscape Architects
Martin Redmond, Ronan McDiarmada Landscape Architects
Gerard van Deventer, DKP International

Jim Kenny, Gerard Gannon Properties

Susan McClafferty, Gerard Gannon Properties

Representing Planning Authority

Bryan Ward, Senior Planner

Brendan Coyne, Assistant Planner

Edel Kelly, Senior Transportation Officer

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 23rd 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 18th 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, height, key buildings, design including materials and finishes, proposed tenure, residential uses/facilities proposed within blocks and public open space.**
2. **Residential Amenity (existing and future)**
3. **Movement and mobility management**
4. **Car parking strategy**
5. **School requirements**
6. **Any other matters**

1. Development Strategy for the site to include inter alia, height, key buildings, design including materials and finishes, proposed tenure, residential uses/facilities proposed within blocks and public open space.

ABP sought further elaboration/discussion on:

- Rationale for two pre-applications being lodged and not one
- The proposal to develop all units (save for Part V) as BTR
- Height and material contravention of City Plan
- Proposed materials and finishes
- Scale of the supporting residential amenities/facilities
- Public open space and proposed play areas

Prospective Applicant's response:

- Project splitting not proposed
- If lodged as one application the cap for commercial floorspace in SHD legislation would be exceeded
- Both applications were lodged to ensure that they are under the 4500 square metres limit
- Another application proposed to be lodged with the PA under section 34
- All applications proposed to run concurrently
- EIAR being prepared for the three proposed applications
- Two thirds of units in the wider area are owner occupier
- A standalone statement will be submitted to show how the build to rent model fits into the wider area
- Finishes and materials will fit into the context of the wider area
- BTR model proposed will facilitate communal facilities over the wider scheme
- The focus will be more on the quality and not quantity of resident services/facilities being provided
- International examples of BTR scheme will be outlined
- A management plan for the overall BTR scheme will be submitted
- The public open spaces meets the 10 per cent requirement
- Discussions have taken place with Fingal County Council regarding connections and an underpass of the rail line
- No discussions have taken place with Irish Rail to date
- Play areas proposed within communal open spaces which will be privately managed and passively supervised

Planning Authority's comments:

- Uncertain how the build to rent model will play out
- Examine how this model has worked in other countries
- Not opposed to the proposed heights once a rationale is submitted
- This is a town centre with a landmark building therefore a high-quality finish is imperative
- Clarify open spaces proposed and make use of open spaces
- Important that development takes place in the town centre and along Main Street first and moves out with the reverse not supported

Further ABP comments:

- Examine tenure types in the wider area.
- Build to rent and any material contravention will have to be mentioned in the site notices.
- A draft covenant will also have to be submitted
- Examine the blank facade of block 27
- Detail the materials, finishes being proposed and potential for design measures such as high level windows on blank facades
- More detail is required regarding the scale of BTR resident amenities/facilities with regards to quality and quantity of same and ability to share such facilities within adjoining blocks
- Terminology such as shared accommodate refers to a different tenure type and should be avoided.
- Show connections to open space
- Consult with Fingal County Council and Irish Rail

2. Residential Amenity (existing and future)**ABP sought further elaboration/discussion on:**

- Transition between blocks 6 and 27 in particular and the existing residential developments and impacts on same
- Compliance with BRE standards in respect of daylight and sunlight in respect of existing development, proposed development and open spaces
- Screening proposals for private amenity spaces to be given particular consideration so as to avoid retrospective refitting of privacy screening;
- Consideration of north facing single aspect units.

Prospective Applicant's response:

- Strong transition proposed between existing and proposed with building height rising away from the existing dwellings.
- A wind study to address wind tunnelling in particular will be provided
- Proposal complies with BRE requirements with Daylight and sunlight in compliance
- Blocks 22 and 29 have no overlooking

Planning Authority's comments:

- Sections required to demonstrate adjacencies between existing and proposed development
- Additional CGI's required to illustrate transitions

Further ABP comments:

- Submit additional CGI's within the proposed development
- Provide a microclimate report with particular emphasis on wind and wind tunnelling
- Ensure that daylight and sunlight documents are as readable as possible
- Examine the treatment of balconies proposed at ground floor/street level and requirement to provide screening for same.

3. Movement and mobility management

ABP sought further elaboration/discussion on:

- Cycle and pedestrian routes through the site towards the town centre and the train station and in particular the treatment of Market Street

Prospective Applicant's response:

- Objective is to provide a cycle route through Market Street
- There has been scope left for vehicular access to a number of proposed garages
- Raised platforms and tables will be used at junctions
- Consider making vehicular access narrower to make more pedestrian friendly
- With regards to ownership prospective applicant has control from Father Collins Park to the town centre and it is intended to provide a cycle and pedestrian route through the site.

Planning Authority's comments:

- Clongriffin site has multiple owners and it's important to show how the cycle route ties in with the developments of other owners
- Treatment and use of Market Street and crossing of same with requirement for cycle/pedestrian priority
- Requirement for shared mobility
- Prioritise cyclists and pedestrians
- Cycle parking must be user friendly providing accessible and safe facility
- Ensure that the wider area of Belmayne is also taken into account

Further ABP comments:

- Movement strategy and mobility plan required for the site
- If there are pinch points explain their locations and measures proposed to address same.

4. Car parking strategy

ABP sought further elaboration/discussion on:

- The management and allocation of parking within the proposed scheme
- Justification for the ratio of 0.75 spaces per unit.

Prospective Applicant's response:

- Parking management is not proposed by separate lease
- Car parking management plan to be further detailed
- 0.75 car parking spaces per unit based on assessment of car use in the area
- Spaces are already being provided for GoCar
- Details will be provided regarding additional GoCar spaces proposed
- Streets are not taken in charge

Planning Authority's comments:

- Integrated approach to parking required
- Clarity is required regarding transport matters
- Parking is not proposed to be assigned

Further ABP comments:

- Management of car parking for the different blocks requires more detail
- Detail how a management company will control parking
- Explain how residents will be made aware of the availability of spaces in each block

5. School requirements**ABP sought further elaboration/discussion on:**

- Requirement for school at site of blocks 8 and 11 in the context of the LAP objective.
- Zoning of land at site of proposed school objective

Prospective Applicant's response:

- Latest census figures examined for school needs in the area.
- Currently two schools in the Belmayne area under construction
- The proposal would be to have the new school located adjoining the Grange Community College
- This land can accommodate a primary school with 16 classes (480 places)
- The aim would be to create an educational hub adjoining public park and other facilities
- Gannon homes owns a small amount of land beside Grange Community College
- This land could be given to the DES to build a new school in lieu of proposed school at Block 8/11
- The zoning on Blocks 8/11 is Z14 and facilitates residential and is not zoned specifically for education
- Further discussions with the PA can take place

Planning Authority's comments:

- Welcome proposal for a school adjoining Grange Community College but also consider requirement for school at Blocks 8/11 remains
- No confirmation from the Department of Education that they no longer need school site at Blocks 8/11

- Further discussions with the applicant can take place

Further ABP comments:

- Documentation from the Department of Education would help to clarify the situation
- Further discussions to take place between both parties

6. Any other matters

ABP comments:

- Have discussions with the Irish Aviation Authority
- No further information is sought at application stage
- Ensure that there is a lighting layout and details on the public realm

Prospective Applicant's response:

- Discussions with the Irish Aviation Authority can take place
- EIAR will be submitted

Planning Authority's comments:

- Staggering of lodgement of applications
- Ensure that the NTA are notified

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
February 2019