



An
Bord
Pleanála

Record of Meeting ABP-303308-18

Case Description	488 no. apartments, a retail unit, creche and associated site works. Fortunestown Lane, Saggart, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	11 th February, 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
Saran Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Pat Power, GRDAC
Padraig Power, GRDAC
Deirdre O'Connor, NAMA
Lorna Barrett, NAMA
Ray Ryan, BMA Planning
John Murphy, BMA Planning
Tim Daromdy, Darmody Architecture
Jennifer Lynch, Darmody Architecture
Declan O'Leary, Cunnane Stratton Reynolds Landscape Architects
Deirdre Walsh, DBFL Consulting Engineers
Dermot Grogan – DBFL Consulting Engineers

Representing Planning Authority

Hazel Craigie- Senior Planner
Jim Johnston- Senior Executive Planner
Chris Galvin- Senior Engineer (Water and Drainage)
William Purcell- Senior Engineer (Roads)
Suzanne Furlong, Senior Parks Superintendent

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 24th 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 20th 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, frontage to Luas line, interaction with permitted development to the north, pedestrian and cycle connections
3. Site services and flood risk.
4. Provision of community floorspace.
5. Any other matters

1. Residential density, housing mix, phasing

ABP sought further elaboration/discussion on:

- The proposed residential density in the context of the LAP and National Guidelines
- Housing mix rationale in the context of LAP policy
- LAP phasing provisions and phasing requirements of the Phase 1 development permitted under ABP-300555-18.
- Height in the context of local and national planning policy

Prospective Applicant's response:

- The density will be 61 units per hectare over the overall development (Phase 1 and Phase 2)
- Aware that the LAP has a maximum density of 35 units per hectare, also refer to S28 Guidelines
- There are 24% 1 bed, 67% 2 bed and 9% 3 bed units
- The overall development provides a mix of houses and apartments
- A condition on Phase 1 required temporary access to the Luas Stop during construction of Phase 2, which is to be provided in the proposed scheme. This can be resolved as a construction management issue. Access will be maintained to the Luas stop from Phase I of the overall development during construction.
- Phase 2 (blocks A and B) will also provide access to the Luas stop
- Confident that phasing can be delivered in accordance with LAP provisions.

Planning Authority's comments:

- The proposed density and height are contrary to LAP policy
- The housing mix is reasonable
- The prospective applicant must comply with phasing requirements of the permission for Phase 1
- Any deviation from the phasing requirements will need an explanation
- A clear rationale is required for the roll out of blocks which has to be supported by analysis
- Emphasised the importance of the blocks around the public plaza.
- Ensure access to the Luas stop during the construction phase

Further ABP comments:

- Outline the reasons for the proposed density having regard to the LAP and National Guidelines
- Submit micro climate analysis due to the height of the development.
- A sunlight report, wind report and noise impact report are required
- Submit a rationale for the housing mix and have regard to the mix in the wider area.
- A detailed traffic and construction management report is required.
- Address compliance (or otherwise) with the LAP

2. Design and layout, frontage to Luas line, interaction with permitted development to the north, pedestrian and cycle connections

ABP sought further elaboration/discussion on:

- Public open space provision
- Roads layout and integration with the Luas line
- Interaction with the Phase 1 development to the north
- Parking provision and basement access
- Cycle and pedestrian connections to the site

Prospective Applicant's response:

- A hierarchy of open space can be submitted
- Details of services and planting can be provided
- The Plaza is the key desire line between the Luas stop and Phase 1 of the overall development.
- There is a 10.7m separation at the boundary line to the development to the west of the site.
- It's possible to show the road right up to the boundary and how it can link in with the opposite development
- 430 car parking spaces are being provided. There are 417 apartments and the remainder are for retail and the creche
- All parking will be underground
- GoCar is being provided

Planning Authority's comments:

- Applicant to clarify changes in levels across the site
- Applicant to provide details of boundaries and relationship with adjoining lands, including drainage details and the drainage channel along the Fortunestown Road frontage.
- Applicant to consider maintenance of the flood drainage channel.
- Applicant to provide further details on the design, use and accessibility of public open spaces.
- Applicant to consider provision of pedestrian access to the Luas stop across the drainage channel. Concern about uncontrolled crossing of the Luas line.
- Applicant to consider the details of pedestrian access to the Phase 1 site through Blocks B and C, to include details of distance to the boundary of Phase 1 to the north.
- Applicant to consider interaction of pedestrian access and landscaping proposals, tree pits, drainage details, attenuation measures, basements, power lines.
- Applicant to ensure generous spacing either side of the Luas line
- A rationale is required for parking provision
- Ensure that there is 100% ducting and 10% provision for electric cars
- Address drop off points at Fortunestown Lane

Further ABP comments:

- Explain the types of planting and suitability for the proposed public open spaces.
- Examine pedestrian access with regard to pedestrian desire lines.
- Applicant to provide details of car parking management.

- Applicant to consult with Transport Infrastructure Ireland regarding the Luas crossing
- Vehicle, pedestrian and cycle connections are to extend to the western site boundary.
- Applicant to address how the development will integrate with the site to the west.
- Submit a shadow analysis
- Detailed provisions for pedestrian and cycle connections are required
- Further meetings to take place regarding the interaction of roads with the Luas line.

3. Site services and flood risk

ABP sought further elaboration/discussion on:

- Detailed surface water drainage proposals
- Flood Zones present at development site
- Flood risk assessment
- Potential downstream impacts of the development

Prospective Applicant's response:

- Flood conveyance can be set out and explained
- Landscaping and drainage proposals can be integrated. More landscaping can be incorporated
- Level difference can be rationalised
- No areas are to be taken in charge. They will be maintained by a management company.
- The development will not result in increased flood risk
- The applicant will update the hydraulic modelling carried out for Phase 1.
- SUDS measures are proposed.
- The design does not include overland flow.
- Services to be taken in charge will try to be confined to areas to be taken in charge

Planning Authority's comments:

- There is flood conveyance and a level change of 2.7-3 m across the site.
- Applicant to clarify maintenance of the drainage channel and address pedestrian / road safety issues.
- Applicant to clarify basement and floor levels in relation to drainage details and levels in the permitted development to the north.
- Applicant to confirm downstream capacity and that no further attenuation is needed
- Applicant to clarify the quantum of storage provided for Phase 2 surface water attenuation.
- Applicant to confirm if any areas are to be taken in charge.

Further ABP comments:

- Consider downstream impacts regarding flood risk
- Submit a building life cycle report
- There is no further information sought at application stage of the SHD process.

4. Provision of community floor space

ABP sought further elaboration/discussion on:

- Provision of community facilities at the development site as required by the LAP zoning objective.

Prospective Applicant's response:

- The permission granted for Phase 1 under ABP-300555-18 includes a condition that removes 2 duplex units to accommodate a creche.
- It is now proposed to provide a creche in this new development, at ground floor level at the public plaza, near the Luas stop.
- This will result in 2 creches

Planning Authority's comments:

- Examine childcare provision

Further ABP comments:

- Prove a rationale for the creche
- Examine childcare provision in the context of S28 Guidelines.

5. Any other matters

ABP comments:

- Is a EIAR being submitted?
- Building finishes
- Submit a lifecycle report
- Clarify internal communal areas
- Address any archaeological concerns

Prospective Applicant's response:

- An EIAR was included in the original application
- An EIAR is not being proposed for this development and it will be addressed in the application
- Finishes will be predominantly brick with some zinc
- There will be balanced openings and recessed balconies
- A tree survey can be resubmitted
- Further discussions can take place with the P.A

Planning Authority's comments:

- Address any archaeological concerns
- Resubmit a tree survey
- Further discussions can take place with the prospective applicant

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