



An
Bord
Pleanála

Record of Meeting

ABP-303357-19

Description	428 no. apartments. RB Central, Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th February 2019	Start Time	10.30 a.m.
Location	Offices of An Bord Pleanála	End Time	11.45 a.m
Chairperson	Tom Rabbette	S.E.O.	Muiríosa Cassells

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Planning Inspector
Muiríosa Cassells, Senior Executive Officer

Representing Prospective Applicant:

Garrett Dorrian, IRES Residential Properties Limited
Charles Coyle, IRES Residential Properties Limited
John Gannon, Tom Phillips + Associates
Órla Casey, Tom Phillips + Associates
Chris Ryan, TOT Architects
Lorraine Chazal, TOT Architects
Des Smyth, TOT Architects
Orla Canavan, CORCAM
Paul Casey, PUNCH Consulting Engineers
Phillip Bayfield, CST Consulting Engineers
Jim Bloxham, Murray and Associates
Bill Hastings, ARC Consultants

Representing Planning Authority

Bernard Egan, Senior Executive Engineer
Claire Casey, Senior Executive Engineer
Naoimh Fleming, Executive Planner
Louise McGauran, Senior Planner

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 30th 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 2nd January, 2019 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 including site history, proposed uses, Part V, community spaces.**
- 2. Residential Amenity and open space provision/public realm; microclimate**
- 3. Parking and Mobility Management.**
- 4. Drainage matters.**
- 5. Any other matters**

1. Development Strategy for the site including site history, proposed uses, Part V, community spaces

ABP sought further elaboration/discussion on:

- Recent planning history, including the 3 reasons the Board refused planning permission:
 - encroachment upon both the existing north/south boulevard and the site of a proposed urban plaza which would compromise then legibility and associated permeability of this boulevard and negate the opportunity to have a centrally placed urban plaza as envisaged in the Sandyford Urban Framework Plan;
 - the design, scale and bulk and impact on residential amenity to the north and lack of supporting community facilities; and
 - lack of availability of light
- Details relating to tenure of proposed building and management of same
- Details of proposed commercial uses along boulevard; interface of proposed building with public realm/adjoining lands; positioning of vents
- Details relating to quantum, distribution, quality and uses of proposed community spaces
- Clarification required in relation to Part V; liaise with Housing Section of PA

Prospective Applicant's response:

- Design of revised proposal has taken into consideration the previous decision by An Bord Pleanála to refuse permission
- The development comprises retail, commercial and residential use. It will consist of 2 no. residential blocks ranging in height from 6-14 storeys
- The development will include revision to the existing basement levels, including car and bicycle parking and new vehicular access from Carmanhall Road
- Structural grid and circulation routes will mean locating new stairs and lift cores within the existing parking bays
- Masterplan undertaken to ensure legibility and associated permeability of north/south boulevard and of the proposed urban plaza, a focal point for the overall development
- Owner will be professional management company with long-term tenants
- 3 options proposed re Part 5; will consult with PA
- Community space allocation viewed as multi-space use of private/public amenity.
- Engagement with local community

Planning Authority's comments:

- Daylight\sunlight analysis required
- Amenity of roof terraces to be addressed in terms of wind analysis
- Details of communal/community space to be submitted
- Retail Impact Assessment to be submitted

2. Residential amenity/open space provision/public realm; microclimate

ABP sought further elaboration/discussion on:

- Need for high quality residential amenity spaces, together with high quality elevational treatment
- Address potential impacts on nearby residential properties development in terms of overlooking, overshadowing, overbearing and noise
- Address daylight/sunlight into proposed units, in particular at lower ground floor level to ensure adequate amenity of future residents including sunlight analysis to include areas of open space
- Microclimate including details of wind analysis
- Materials/finishes
- Submission of additional CGIs/visualisations and cross sections at application stage
- Demonstrate how proposed boulevard will tie in with that existing; submit cross sections demonstrating same

Prospective Applicant's response:

- Comprehensive sunlight and daylight assessment analysis done within the residential communal open space
- Communal areas provided, including crèches, study areas, gyms, lounges, play areas, terraces, media/cinema room, and yoga room
- A Pedestrian Wind Comfort Analysis has been undertaken
- Sprinkler system in apartments allow for more flexible design and open plan living
- A strategy for all areas of public realm which identifies all locations for vents within public/communal space will be submitted at application stage
- Green routes/open spaces, plans to be submitted

Planning Authority's comments:

- Concerns in relation to over reliance on the use of the roof gardens to mitigate against the non-compliance of the courtyard open space
- High quality accessible and usable roof terraces and additional community facilities to be provided; seating areas in roof gardens to be high quality
- Average Daylight Factor analysis to be done on a number of single aspect units at 2nd 3rd and 4th levels
- Wind Comfort Study data required
- Details of boundaries, interfaces between private space/communal space with public space required
- Cross-section drawings to include vents

Further ABP comments:

- No provision for further information at application stage; liaise with PA prior to lodging of application

3. Parking and Mobility Management

ABP sought further elaboration/discussion on:

- Clarification in relation to quantum of parking to be provided, parking arrangements and allocation of spaces
- Design and access arrangements
- Liaise with Transportation Department of PA prior to lodging application

Prospective Applicant's response:

- Parking management/mobility management proposal to be submitted
- Proximity to LUAS noted
- Parking spaces can have electric charging points
- Extensive single stacking bicycle parking
- Design details in relation to car/bicycle ramps will be submitted

Planning Authority's comments:

- Clarification how car park is to be managed
- Status of existing car park to be clarified
- Access/egress arrangements
- Emergency exits re Blackthorn Drive to be clarified

4. Drainage matters

Further ABP comments:

- Drainage issues to be addressed, having regard to report of Irish Water and report of Drainage Division of PA

Prospective Applicant's response:

- Drainage and Flood Risk Assessment issues have been addressed
- Consents will be addressed

Planning Authority's comments:

- Further data to be submitted in relation to consents on communal areas required.

5. Any other matters

ABP comments:

- The following additional details should be required at application stage: clarification in relation to boundary treatments/landscaping, submission of CGIs/visualisations/cross sections, waste management, taking in charge, connectivity through the site, management of the proposed scheme, taking in charge, roof antennae
- It is noted that EIAR and AA screening report stage 2 is being submitted
- Liaise with PA prior to submitting 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
March, 2019