



An  
Bord  
Pleanála

## Record of Meeting ABP-303506-19

<b>Case Reference / Description</b>	492 no. Build to Rent residential units, provision for commercial use and associated site works. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	4 <sup>th</sup> March, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12. 45 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

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

### Representing Prospective Applicant:

John Spain, JSA
Stephanie Byrne, JSA
Kosta Kapetangiannis, Reddy Architecture
Gabriel Vieyra Macias, Reddy Architecture
Tony Reddy, Reddy Architecture
Niall Kavanagh, Burlington Real
Padraig Keogh, Development 8
Donald McDonald, Hooke McDonald
Stephen Diamond, Stephen Diamond Landscape Architects
Ciaran O'Rafferty, Barrett Mahony

Gavin Firzpatrick, Hooke McDonald
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### **Representing Planning Authority**

Rhona Naughton, Senior Planner
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Emer Ui Fhatharta, Senior Executive Planner
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### **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 18<sup>th</sup> February, 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 21<sup>st</sup> 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. The proposed uses and their compliance with the zoning of the site and the other provisions of the development plan and local area plan
2. Urban design, including the height and architectural treatment of the buildings, the interface with public streets, and co-ordination with the development of adjacent sites
3. The standard of amenity for occupants, including the type and size of the proposed apartments, their management, access to daylight and sunlight, and the provision of open space and other facilities within the scheme
4. Any other issues

## **1. The proposed uses and their compliance with the zoning of the site and the other provisions of the development plan and local area plan**

### **ABP sought further elaboration/discussion on:**

- Development plan zoning for mixed use and designation as SDRA 5
- LAP for area

### **Prospective Applicant's response:**

- Z14 regeneration zoning objective, proposal would achieve physical regeneration with residential and Z6 uses in line with that objective, plan is not specific on mix of uses required on site
- Ground and 1<sup>st</sup> floor would contain commercial and employment uses, provides commercial use on Naas Road frontage as per LAP
- Proposed development will provide increased employment on site, there are key designated sites in the vicinity whose regeneration would provide significant employment
- Consultation with PA has increased quantum of employment uses in the scheme

### **Planning Authority's comments:**

- Issues relating to zoning and mix of uses raised during all section 247 meetings
- No specific quantum for different uses set down in Development Plan
- Difficult to come up with figures relating to mix appropriate on proposed site
- Current site surrounded by larger redevelopment sites which would need higher level of non-residential use, proposed development should not establish a precedent for predominantly residential uses on those sites

### **Further ABP comments:**

- Noted submitted documents submitted including CBRE Report on demand for various uses in the city
- The various different commercial uses need to be described in the notices for an application

## **2. Urban design, including the height and architectural treatment of the buildings, the interface with public streets, and co-ordination with the development of adjacent sites**

### **ABP sought further elaboration/discussion on:**

- Interaction with Naas Road
- Building lines and implications for the development of other sites
- Building design

### **Prospective Applicant's response:**

- Boulevard proposed along Naas Road linking M50 to city, creation of gateway to city, will provide rationale in application
- Building line being retained to give urban edge as per LAP, building line has regard to underground services, adjacent sites will likely follow building line if being redeveloped
- Street lined boulevard created to protect residents
- 1 pedestrian connection proposed from Naas Road to proposed development

- 3 separate open spaces with different characters being provided as residential amenity at south of proposed site, communal open space in excess of requirements
- Pocket park being provided as public open space, pedestrian/cycle route provided through open space
- Open space strategy proposed including link to adjacent lands
- Proposed development has regard to proximity to city for cycling and existing green route along canal, green infrastructure referred to in LAP included in proposed development
- Additional connections to Naas Road not provided for as they are in 3<sup>rd</sup> party ownership, all connectivity meets LAP requirements
- Passive surveillance provided for over open space areas, public open space may link up in the future with open space on future development sites to south of proposed site
- Distinct planting proposed along Naas Road due to LUAS
- Cycle route proposed along southern boundary of proposed site, covered cycle parking proposed on site
- Fob access to southern boundary of proposed site, fencing proposed has been set out in landscape areas
- Services have been considered in relation to tree planting along Naas Road

**Planning Authority's comments:**

- PA have concerns regarding public open space being divided
- Landscaping discussed at length, PA satisfied with what is proposed

**Further ABP comments:**

- Cross sections of boulevard/street to be submitted in application
- Prospective applicant to show how southern part of site will be treated in intervening time until adjacent sites are redeveloped

**3. The standard of amenity for occupants, including the type and size of the proposed apartments, their management, access to daylight and sunlight, and the provision of open space and other facilities within the scheme**

**ABP comments:**

- Provide Housing Quality Assessment with application to include schedule of accommodation and tables of calculations relating to the relevant SPPRs in 2018 guidelines

**Prospective Applicant's response:**

- Prospective applicant considers figure quoted in PA Opinion misconstrued and taken out of context regarding daylight requirements
- Proposed uses tested to ensure they would work at this location; these uses are in addition to facilities being made available to the residents
- Prospective applicant identified need for studio and 1 bed units at this location

#### **Planning Authority's comments:**

- The site is suburban so every apartment on this suburban site should meet minimum standards regarding daylight and the prospective applicant should be achieving higher penetration of daylight than minimum standards

#### **4. Any other matters**

##### **ABP comments:**

- Indicated in Pre-App documents that EIAR may be required for proposed development
- Building Lifecycle Report to be submitted

##### **Prospective Applicants Comments:**

- EIAR to be submitted with application
- Naas Road elevations need to have durable finishes
- Unit sizes are bigger than that required in apartment guidelines

#### **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](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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Director of Planning  
March, 2019