



An
Bord
Pleanála

Record of Meeting ABP-303691-19

Case Reference/Description	Demolition of former Green Acres Convent, construction of 255 no. apartments and associated site works. Greenacres, Longacre and Drumahill House, Upper Kilmacud Road, Dundrum, Dublin 14.		
Case Type	Section 5 Pre-application Consultation Request		
1st Meeting	1 st Meeting		
Date	20 th March, 2019	Start Time	10.00am
Location	Offices of An Bord Pleanála	End Time	11.00am
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Aoife Duffy, Executive Officer
Erica Casey, Planning Inspector, observing

Representing Prospective Applicant:

Niall O Byrne, Marlet
Pat Crean, Marlet
Harkeem Bardet, Marlet
Richard Doorley, HJL Architects
Sara Madigan, HJL Architects
Sorcha Turnbull, BSM Planning
Aine Patton, BSM Landscape
Anthony Horan, OCSC
Pauline Byrne, BSM Planning

Representing the Planning Authority

Julieanne Prendiville, Assistant Planner
Brendan McArdle, Executive Engineer
Marin Danciu, Executive Engineer
Ruairi O'Dulaing, Senior Parks Superintendent
Louise McGauran, Senior Planner
Shane Sheehy, Senior Executive Planner
Bernard Egan, 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 6th March, 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 22nd February, 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 to include site history, permeability/connectivity, childcare provision
2. Residential amenity
3. Archaeology
4. Drainage
5. Transport and parking
6. Any other matters

1. Development strategy for the site to include site history, permeability/connectivity, childcare provision**ABP sought further elaboration/discussion on:**

- Extant permission in site (PL06D.248265)
- Given the scale and density proposed, the quality and design of the proposal is paramount in terms of materials and finishes
- In terms of permeability/connectivity, consider including map at application stage which indicate links with public transportation, schools and nearby facilities; connections to be shown to adjoining lands and wider area
- In terms of permeability within the site, drawings at application stage should show all the paths continuing through to the boundary; no ransom strips
- Access through to open space at Drumahill; query as to whether it will be gated or not
- Justification required in relation to non-provision of childcare facility on site, in particular having regard to detail contained within Chief Executive Report of PA

Perspective applicant response:

- Will re-examine proposal in relation to having gated access through to Drumahill; security concerns expressed; will engage in further discussion with the Planning Authority
- Will provide a rationale for not providing a childcare unit on site. There are 13 childcare facilities in a 2km distance of the site; possible traffic concerns

Planning Authority comments:

- Good potential for open space
- Preference for no gate through to open space at Drumahill
- In relation to childcare provision, referred to information contained within their Chief Executive Report; consider that there is a demand for such in the area and provision of a childcare facility would be preferable
- Permeability/connectivity to the site is important

Further ABP comments:

- Consistency within the drawings is important
- Liaise with the Planning Authority prior to lodging application; no provision for further information in SHD process

2. Residential Amenity

ABP sought further elaboration/discussion on:

- Address potential impacts on neighbouring residential amenity in terms of overlooking, overshadowing, noise; submission of a daylight and sunlight analysis to address any potential concerns
- Address residential amenity for future occupants in terms of daylight and sunlight; ensure compliance with standards as set out in Sustainable Urban Housing: Design Standards for New Apartments
- Submission of tree survey and landscaping details; clearly detail which trees are to be removed/retained on site

Prospective Applicant's response:

- Will address relevant issues in the application
- Block C was located as such to protect trees

Planning Authority comments:

- Boundary detail is important; details to be submitted in relation to works to granite wall at Holywell
- Transitional zoning needs to be addressed

3. Archaeology

ABP sought further elaboration/discussion on:

- The Department of Culture, Heritage and the Gaeltacht have submitted a report at pre-application stage to ABP which recommends submission of an archaeological impact assessment
- Advised to contact the Department in this regard, prior to submission of application

4. Drainage

ABP sought further elaboration/discussion on:

- Address issues raised in PA Opinion and Irish Water report to ABP
- Liaise with both PA and IW prior to submission of application

Prospective Applicant's response:

- Capital works scheduled for 2020
- Have been in contact with Irish Water
- Irish Water will undertake external works; internal works will be undertaken during construction

Planning Authority comments:

- Referred to Circular PL02/2019
- Query as to whether works along Kilmacud Road may need to be included within red line boundary
- Some items require further consultation and discussion

Further ABP Comments:

- Advise further consultation with the Planning Authority, Irish Water and prescribed bodies

5. Transport

ABP sought further elaboration/discussion on:

- Traffic safety statement should be submitted; need to address safety issues of traffic exiting onto Kilmacud Road
- Planning Authority preference for 1 car parking space per unit; justification required at application stage for quantum of spaces proposed
- Management/allocation of spaces needs to be addressed at application stage
- Transport links should be clearly shown to and from the site

Planning Authority comments:

- Justification is important for the level of car parking spaces at application stage

Prospective Applicant's response:

- Satisfied to justify the number of spaces provided
- Will carry out a quality audit

Further ABP Comments:

- Liaise with the Planning Authority to address any issues

6. Any other matters

ABP Comments:

- Documents to be submitted at application stage include, inter alia: School demand report; CGIs/cross sections/visualisations; waste management plan; management details; taking in charge details and building life cycle report

Planning Authority comments:

- Existing bungalow to be shown on map
- Consistency is important on all the drawings

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
April, 2019