



An  
Bord  
Pleanála

## Record of Meeting

**ABP-303962-19**

<b>Description</b>	210 no. apartments, childcare facility and associated site works. Churchview Road and Church Road, Killiney, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	29 <sup>th</sup> April 2019	<b>Start Time</b>	14:30 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	15:40 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>E.O.</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Dick Cuddihy, Park Developments, Applicant
Sean O' Neill, Park Developments, Applicant
Michael Hussey, OMP Architects
Paul Forde, DBFL Consulting Engineers
Thomas Jennings- DBFL Consulting Engineers
Thomas Burns, BSM Landscape Architects
Paul Turley, JSA Planning Consultants
Sarah Curran, DBFL Consulting Engineers

### Representing Planning Authority

Liam Walsh, Senior Planner
Julienne Brown, Senior Executive Planner
Aidan ffrench, Parks Department
Bernard Egan, Drainage Department
Thiago Bodini, Executive Engineer, Transport Planning

## **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 16<sup>th</sup> April 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 19<sup>th</sup> March 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. Design and Layout of Residential Development. Impacts on Visual and Residential Amenities. Building height.**
- 2. Roads and transportation issues in the context of SLO 160 and the adjacent public transport routes; vehicular access; pedestrian and cycle connections; car and cycle parking provision.**
- 3. Drainage and Flood Risk**
- 4. Any other matters.**

## **1. Design and Layout of Residential Development. Impacts on Visual and Residential Amenities. Building height.**

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

- Layout and quantum of open space
- Impacts on visual and residential amenities.
- Building heights in the context of national and local planning policy.

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

- No significant concerns regarding the overall site
- Happy with the open space layout
- Applicant to provide details of play provision with regard to development plan policy.
- Clarify the tree tag numbers in the Arboricultural Assessment and ensure that they are consistent with landscaping proposals. Full details of tree removal to be provided.
- A potential connection to the adjoining Parish Land to the west of the development site, which is open space, should be considered
- Examine pedestrian and vehicular access from Churchview Road.
- There needs to be pedestrian permeability through the site to Church road.
- The proposed building height is appropriate at this location next to a roundabout.
- The LAP allows 3-4 storeys
- Not satisfied with the appearance of the top two floors, they should have a more residential feel.
- Applicant to examine potential impacts on adjacent residential amenities by way of overbearing and overlooking at application stage
- Site sections to be submitted with the application.

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

- There are two courtyards within the scheme one facing north and one south
- Applicant will submit a layout with the application indicating areas of communal open space.
- Rationale for play provision can be provided
- All courtyards have no level changes and are accessible at grade
- A connection to Parish Land can be shown as far as the boundary. There will be no ransom strips
- There are 6 storeys proposed over lower ground floor / basement
- The development is 3 storey at the Church Road end of the layout with 6 storeys in the centre of the site.
- Car parks are inset into the ground to take advantage of site levels.
- The development has been designed to avoid overlooking.
- The applicant will submit a rationale for the proposed angled windows.
- There are context elevations

### **Further ABP comments:**

- Clarify what has been permitted in the adjacent area to the north and west of the site, this should be indicated on proposed layouts.

- Provide an open space drawing. Details of proposed podium and communal open spaces. Also details of landscaping and materials.
- Clarify proposed site levels and building height.
- Provide detailed cross sections – especially for courtyards, levels and gradients
- Examine the height impacts on other properties
- Submit a shadow and daylight impact, tree survey and details of tree protection measures.
- Explain if there are impacts on biodiversity
- Submit a rationale as to why some units have angled windows.
- Submit a detailed visual impact assessment.
- Describe the types of materials being used
- This is a prominent site – the design should address it
- In regard to the site context, location of existing rear gardens relative to the proposed development should be indicated
- Design relief should be provided at gable ends

## **2. Roads and transportation issues in the context of SLO 160 and the adjacent public transport routes; vehicular access; pedestrian and cycle connections; car and cycle parking provision.**

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

- Retention of the boundary wall at the Church Road site frontage and compatibility of same with development plan roads objectives.
- Works to the public footpath and cycle path at the proposed access to Churchview road
- Pedestrian connections through the site to Church Road
- Proposed car and cycle parking provision to be clarified

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

- The retention of the boundary wall at Church Road will not conflict with development plan roads objectives.
- Applicant to clarify who will carry out works at the Churchview Road access.
- Clarify the number of proposed car parking spaces
- Accept a 1:1 car parking ratio
- Applicant to provide details of cycle parking provision

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

- Works at the Churchview Road junction are road markings only, there is to be no new construction.
- A wayleave had to be granted to Irish Water to the rear of Fairhaven and this was factored into the design.
- 83 car parking spaces are being provided including 6 for the creche and 13 for visitors
- A rationale for car parking numbers can be provided
- There is cycle parking at surface and basement level.

**Further ABP comments:**

- Explain who is carrying out the works at Churchview road. Also a letter of consent if works are to be carried out on lands outside the applicant's ownership.
- Clarify the number of car and cycle parking spaces being provided.
- Detail the circulation routes in the car park
- Detail parking management and how it works with the creche

**3. Drainage and Flood Risk**

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

- Connections to existing services

**Planning Authority's comments:**

- No major issues outstanding
- No flood risk issues
- SUD's being proposed are standard

**Prospective Applicant's response:**

- Any outstanding issues will be addressed
- A Hydraulic Report will be submitted at application stage
- There are no flood risk issues

**Further ABP comments:**

- There is no further information sought at application stage

**4. Any other matters**

**ABP comments:**

- Clarify Part V units costings
- Justify and submit a rationale for the childcare provision and creche proposal

**Planning Authority's comments:**

- There are no fundamental issues with Part V
- Costs for Part V need to be addressed
- In the public lighting report – clarify the amendments

**Applicants Comments:**

- No issues with agreeing to Part V costings
- A conservation report will be submitted
- Test trenching will be done in accordance with the Development Applications Unit request

## 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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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,  
Assistant Director of Planning

May 2019