



An  
Bord  
Pleanála

## Record of Meeting ABP-304142-19

<b>Case Reference / Description</b>	345 no. apartments, creche, media and business centre with all associated site works. Site at the Corner of Airton Road and Belgard Road, Tallaght, Dublin 24.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	10 <sup>th</sup> May, 2019	<b>Start Time</b>	2.30 p.m
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	4.00 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Edward McElwain, Prospective Applicant
Gordon Poyntz, Lohan & Donnelly Engineers
John Fleming, John Flemming Architects
Clara Seeballuck, John Flemming Architects
Eoin Harford, John Flemming Architects
Stuart Hood, Parkhood Landscape Architects
Patricia Thornton, Thornton O'Connor Town Planning
Ciara Cosgrave, Thornton O'Connor Town Planning

## Representing Planning Authority

Hazel Craigie, Senior Planner
Jim Johnston, Senior Executive Planner
Dan Aspell, Executive Planner
Brendan Redmond, Assistant Parks Superintendent
William Purcell, Senior Engineer
Ronan Toft, Assistant Engineer
Robert Roche, Assistant 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 3<sup>rd</sup> May, 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 8<sup>th</sup> April, 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. **Local Planning Context to include integration of the development with adjoining lands including rationale for height and density**
2. **Design, with particular reference to massing as referred to in Planning Authority's opinion and to issues of daylight and micro climate throughout the scheme**
3. **Residential amenity, including the quality of accommodation, privacy and natural light within apartments and provision of open space and supporting facilities throughout the overall scheme and their ongoing management**
4. **Access and Mobility including rationale for level of car parking**
5. **Drainage having regard to comments contained in Planning Authority's opinion**
6. **Any other Matters**

1. **Local Planning Context to include integration of the development with adjoining lands including rationale for height and density**

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

- Status of the current Local Area Plan
- How proposed development is consistent with the zoning objective 'REGEN' and how proposal will enhance the local economy
- Rationale for proposed height and density proposed

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

- Site located in first wave of development moving out from Tallaght village
- Immediate locality well provided with services
- Prospective applicant satisfied with commercial quantum without going to a scale which is not viable
- Opportunity for higher density on site due to data centre being located opposite site, higher density not detrimental to proposed scheme in terms of residential amenity
- Commercial element has been reduced since section 247 meetings

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

- Draft LAP expected to go on display in June 2019
- Parameters will be set out for area, PA do not have issue with principle of residential development at this location
- Density higher than what would currently be looked for in this area
- PA require creation of vibrant corner at junction of Airton and Belgard Road
- Should submit details of potential uses for commercial units and consider the flexibility/adaptability of these units for alternate uses
- Clarity as to whether prospective applicant has a target market for proposed development

### **Further ABP comments:**

- Consider viability of commercial units and how they will enhance the regeneration of the area given the presence of vacant units within the town centre
- Prospective applicant to have cognisance of other permitted developments in the area in particular developments that inform context for this site
- Design Statement would benefit from more analysis of proposed site and the wider context in which the site is located.

- Have regard to local and national policy regarding density and provide rationale for such high density at this location
- Provide justification for concentration of proposed 1 and 2 bed units

**2. Design, with particular reference to massing as referred to in Planning Authority's opinion and to issues of daylight and micro climate throughout the scheme**

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

- Issues raised in PA Opinion in relation to massing and how the proposal would assimilate into the area
- Sunlight and daylight analysis for the proposed units and courtyard area
- Interface of the proposed development with Airton road having particular regard to difference in levels, location of civic space and need to consider universal accessibility
- Access to crèche, location of play area and clarity regard boundary treatments particularly along Belgard Road

**Prospective Applicant's response:**

- Proposed massing and scale suitable for this location, important intersection for area with frontages onto 2 prominent roads
- Belgard Road is a wide road with landscaping
- Issues relating to crèche raised in section 247 meetings, these included screening of play area and how it will be managed.
- Access to crèche from Belgard Road
- Proposed vehicular access will now become pedestrian entrance, vehicular access will be moved away from junction due to concerns raised by PA
- Spilt level concerns along Airton Road and 'dead frontage' can be addressed through redesign due to relocation of basement car park entrance
- New trees to be re-planted, more green ecological landscaping mix can be provided along Airton Road, mix can also be introduced along Belgard Road to give softer edge
- All units meet daylight/sunlight thresholds, data will be submitted in application, some apartments were reconfigured to meet thresholds
- Wind study can be submitted with application

**Planning Authority's comments:**

- Have regard to sheer length of façade along Belgard Road
- No SuDs proposed, may be incorporated along Airton Road and building boundary moved away
- Concerned that 80% of trees being removed
- Request prospective applicant submit wind study with application

**Further ABP comments:**

- Have regard to the wider context and how proposal will assimilate into area
- Further consideration required in relation to interface of proposal with Airton road and need to ensure the creation of active street frontage

- Give further consideration to location of bicycle stands and universal access at corner of proposed site
- Provide details for public footpath and landscaping along Belgard Road

**3. Residential amenity, including the quality of accommodation, privacy and natural light within apartments and provision of open space and supporting facilities throughout the overall scheme and their ongoing management**

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

- Quality of residential amenity in particular having regard to sunlight/daylight to units
- Provision of communal/private open space and its qualitative nature particularly to units along Belgard Road

**Prospective Applicant's response:**

- Alternative quiet spaces proposed which is removed from streets
- Balance needs to be established with regard to provision of connectivity through scheme
- Consideration given to open space objective, proposed development is in excess of open space requirement, proposed development also incorporates roof terrace
- Proposed to provide pedestrian connectivity to the Tallaght IT
- Commercial units will be double height with servicing through basement

**Planning Authority's comments:**

- Have regard to quantum of public open space and usability
- No open space provision for younger children
- Application documentation needs to show clearly what is public and communal open space
- Need to consider proposed density and the contribution that the overall development provides to public open space in the area rather than communal areas
- Permeability through site welcomed by PA
- Central courtyard area will not be taken in charge by PA

**Further ABP comments:**

- Need to demonstrate the qualitative nature of residential amenity areas in application
- Management of areas to be very clear in application including how the guest rooms are to be managed
- Submit Building Lifecycle Report
- Consider context and usability of public and communal open spaces relative to the proposed density of the scheme
- Any proposed connections should be clearly indicated and details as to how such connections are to be managed/controlled to be submitted.
- Taking in charge details to be submitted
- Have regard to the masts on the adjoining sites, consider how/if proposal will interfere with its functionality and consider aspect for residential units facing it, address in application

#### **4. Access and Mobility including rationale for level of car parking**

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

- Access for pedestrians, interface between existing footpaths and site levels and how accesses are to be controlled
- Justification for quantum of car parking proposed in application

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

- Have agreed with PA to move proposed vehicular entrance as discussed in item 3 above
- Bins will be brought up to ground level for collection
- Sprinkler system being installed in proposed development
- Electric Vehicle charging points will be included in proposed development along with GoCar

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

- Unsustainably low levels of car parking proposed
- Bin storage needs further consideration, consider multiple locations
- Fire strategy required to show how fire vehicles will gain access around the proposed site
- Consider including electric vehicle charging in basement
- Ensure distances to public transport are correct

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

- Advised to engage in further discussions with PA prior to lodging application

#### **5. Drainage having regard to comments contained in Planning Authority's opinion**

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

- Issues raised in PA Opinion

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

- Grasses and permeable paving not included in calculations which leads to attenuation areas being undersized
- Discrepancies in documentation submitted regarding discharge rates from site and what soil factor has been used for calculations
- Include surface water layouts
- Details on diverted sewer to be included, engage with PA prior to lodging application
- Clear objective in Development Plan to include SuDs, attenuation tanks to be only used as last resort

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

- Grass and permeable paving percolating on proposed site hence were not included in calculations
- Will correct discrepancies in documentation and give more details

**Further ABP comments:**

- Advised to liaise with Water services Department prior to lodging application as no FI mechanism

**6. Any other matters**

**ABP comments:**

- Advised to contact Department of Defence prior to lodging application to address any potential aviation concerns
- Have regard to and address comments raised in PA Opinion in relation to proposed development connection to “Heatnet” project

**Planning Authority’s comments:**

- Consider phasing for proposed development

**Applicants Comments**

- Phasing has yet to be considered

**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  
Assistant Director of Planning  
May, 2019