



An  
Bord  
Pleanála

## Draft Record of Meeting ABP-304166-19

<b>Case Reference / Description</b>	164 no. residential units, commercial/retail space, community room and associated site works. Balscadden Road and 66 Main Street, Howth, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	16 <sup>th</sup> May, 2019	<b>Start Time</b>	2.30pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	3.30pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Aoife Duffy

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Erika Casey, Senior Planning Inspector
Aoife Duffy, Executive Officer

### Representing Prospective Applicant:

Bryan Deegan, Environmental Consultant
Keith Atkinson, OCSC
Michael Crowe , CCK Architects
Michael O' Reilly, OCSC
Niall O'Byrne, Marlet
Pamela Gill, CCK Architects
Pat Crean, Marlet
Paul Quigley, OCSC
Gavin Lawlor, TPA Planning Consultants
Laura Finn, TPA Planning Consultants

## Representing Planning Authority

Aebhin Cawley, Scott Cawley
Colm McCoy, Senior Planner
Jennifer Cassely, Executive Planner
Helena Bergen, Conservation Officer

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 24<sup>th</sup> of 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 10<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. Urban Design, Height and Materials.
2. Construction Route Options.
3. Outstanding FCC Matters.
4. Any other matters.

## 1. Urban Design, Height and Materials

### **ABP sought further information on:**

- Rational for the design and layout particularly with regard to block A.
- The need to address the conditions imposed under the previous application relating to the site ABP-301722-19.
- Drawings, CGI's/Photomontages should be updated to reflect the conditions imposed under ABP-301722-19 at application stage.

### **Prospective Applicants response:**

- Will address issues with Block A and update documentation
- Will comply with the conditions of the previous application.
- Have prepared an updated AA, NIS, EIAR and Statement of Consistency which they are currently considering for submission with the application, based on precautionary principles
- Will include an Air Quality Report with application.

### **Planning Authority Comments:**

- Have discussed concerns with Prospective Applicant at s. 247 meeting.

## 2. Construction Route Options

### **ABP sought further information on:**

- Construction routes 1, 2 and 3.

### **Planning Authority Comments:**

- Would have concerns with the use of route 1.
- Concerns regarding impact to cyclists due to narrow width of road.
- There is a lot of pedestrian activity on route 1 and there is a school within close proximity to the site.
- Route 2 would be the preferable route
- Will liaise with the applicant on this matter
- Consideration of traffic from Techrite site also recommended

### **Prospective Applicants response:**

- Would see route 1 as the preferred route.
- Will work with Fingal County Council to ensure optimal solution
- Aware that the school is in close proximity to route 1.
- Currently updating the Traffic Impact Assessment.

### **Further An Bord Pleanála comments:**

- Set out the preferred route.
- Address the constraints of each route.
- Liaise further with the Planning Authority.

### 3. Outstanding FCC Matters

#### ABP sought further information on:

- Any further issues arising from the PA opinion.

#### Planning Authority Comments:

- Further clarification on issues within the opinion.

#### Prospective Applicants response:

- Will engage with Fingal County Council further.

### 4. Any Other Matters

#### ABP Comments:

- ABP advised that as an SHD application (consistent with the pre-app proposal) had been previously lodged in respect of the subject site, and determined by the Board, only those matters not resolved in the decision or differed from the original proposal were a matter for consideration in respect of documentation and pre-app consultation, and that issues already determined by the Board were not being re-opened for discussion
- No further matters were raised
- Liaise further with the Planning Authority regarding the comments raised in their Opinion

### 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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Rachel Kenny  
Director of Planning  
May, 2019