



An
Bord
Pleanála

Record of Meeting ABP-304260-19

Case Reference / Description	222 no. apartments, childcare facility and associated site works. Finglas Road, Dublin 11.		
Case Type	Section 5 Pre-application Consultation Request		
Date:	04/06/2019	Start Time	2.30pm
Location	Offices of An Bord Pleanála	End Time	3.45pm
Chairperson	Tom Rabbette	Executive Officer	Aoife Duffy

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Colin Torpay, Bernard Seymore Landscape
Eoghan Nolan, Bernard Seymour Landscape Architects
Eoin Wilcox, Perspective Applicant
Joe O' Reilly, Chartered Land
Thomas Griffin, TJ O' Connor & Associates
Kate Fitzgerald, TJ O' Connor & Associates
Matilde Joao, OMP Architects
Stephen Little, Stephen Little and Associates

Representing Planning Authority

David Freeland, Assistant Planner
Eoin Keliher, Senior Executive Planner
Nicola Conlon, Senior Executive Planner
Siobhan O'Connor, Senior Executive Planner

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 20th 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 23rd 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. Height**
- 2. Design in particular the frontage of the Finglas Road**
- 3. Standard of amenities for occupants**
- 4. Impact on the amenity of neighbouring properties**
- 5. Access and parking, including the interaction with public street and implications of the proposals under BusConnects**

1. Height

ABP sought further elaboration/discussion on:

- Rationale for the height of the proposed development with regards to the 2018 Building Height Guidelines and prevailing heights in the area

Planning Authority's comments:

- Height should be considered, refer to development plan and 2018 guidelines

Prospective Applicant's response:

- The building height is justified can be used as natural wayfinding
- Consider the height of the proposed development is appropriate for the location under 2018 guidelines

Further ABP comments:

- Address any Planning Authority concerns
- Provide a rationale for the height of the development

2. Design in particular the frontage of the Finglas Road

ABP sought further elaboration/discussion on:

- Design and materials
- Highly prominent site, materials need to be of a high standard
- Elevations and frontage of the site is important
- Give example of developments with similar finishes and examine if staining could be a future issue

Planning Authority's comments

- Would agree with ABP that design and finishes are important

Prospective Applicant's response:

- Have provided quality finishes and materials in the building
- Design response addresses scale and massing, materials have been considered
- Refers to previous development near Pelletstown where similar finishes have weathered well

Further ABP comments:

- Give example of developments with similar finishes and examine if staining/weathering could be an issue

3. Standard of amenities for occupants

ABP sought further elaboration/discussion on:

- The development should be to a high standard
- Design and proposal for external balconies need to be reviewed, potential issues around exposure and wind at higher levels, needs to be addressed at application stage

- External amenity space should be to a high standard with suitable accessibility to the higher open space provision at the back of the site

Planning Authority's comments:

- Referred to its written submission

Prospective Applicant's response:

- Amenity spaces have good sunlight and are well located
- The spaces along the street and the one at the back of the site would be deep enough to function well for recreation
- Consolidation of open space which can be used for recreational activities such as a playground
- Have provided internal amenity accommodation for tenants, although not proposed as a build to rent scheme
- The upper floor balconies would provide terrific views
- Can address wind concerns and issues raised at application stage

4. Impact on the amenity of neighbouring properties

ABP sought further elaboration/discussion on:

- Potential of daylight and overbearing impacts to existing properties

Planning Authority's comments

- Perspective Applicant should be cognitive of the 2 story dwellings that are in close proximity to the site

Prospective Applicant's response:

- The proposed development is a considerable distance from the existing houses
- Will set out what the distances are from the 2 storey dwellings
- The proposed heights take account of proximity to the existing dwellings
- Additional planting/landscaping is proposed

Further ABP comments:

- Address the concerns of the Planning Authority
- Consider the adjacent properties that are in close proximity to the development

5. Access and parking, including the interaction with public street and implications of the proposals under Bus Connects

ABP sought further elaboration/discussion on:

- Parking at ground level and cycle facilities
- Quantum of car parking at ground level occupying space that could be used for amenity
- Potential impact on proposed 'Bus Connects' and interaction with the public street

Planning Authority's comments:

- No issues engaging with the NTA
- Clarification at the design stage on the boundary treatment
- Would have a preference for some Sheffield stands to accommodate bicycles, cognizant of the space requirements for them

Prospective Applicant's response:

- Consider the level of carparking is appropriate. Its layout conforms to standards for car parks
- Will address any issues with Bus Connects
- Have submitted the proposal to the NTA

Further ABP comments:

- Engage further with Dublin City Council transport section and the NTA
- Need for works within the site and along the street to conform with DMURS
- Cycle parking should cater for various types of bicycles

6. Any other matters:

Further ABP comments:

- Would recommend submitting a Building Life Cycle Report
- Engage further with Dublin City Council and NTA

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

25th June, 2019

