



An
Bord
Pleanála

Record of Meeting

ABP-304374-19

Description	144 no. apartments, creche and associated site works. Lands that formerly formed part of Santa Sabina Dominican College and Convent Complex, Greenfield Road, Sutton, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	13 th June, 2019	Start Time	12.15pm
Location	Offices of An Bord Pleanála	End Time	1.30pm
Chairperson	Tom Rabbette	E.O.	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:

Aoife Mannion, Aecom
Dick Cuddihy, Parks Developments
Thomas Burns, Brady Shipman Martin
Dr Brian Madden, Biosphere Environmental Service
Julia Crimmins, Cathal Crimmins Architects
Alex Dean, O Mahony Pike Architects
Oliver Boyle Parks Department
Rosemarie McLaughlin, Mac Cabe Durney Barnes
Sarah Curran, DBFL
Sean O'Neill, Parks Department
Shaun Grima, Aecom
Sybil Berne, Aecom

Representing Planning Authority

Colm MacCoy, Senior Planner
Gemma Carr, Senior Executive Parks Superintendent
Hans Visser, Biodiversity Officer
Jennifer Casserly, Executive Planner
Niall Thornton, 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 28th 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 1st May, 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, design and compliance with national policy and the provisions of the development plan**
- 2. The standard of amenities for occupants and the potential impact on the amenities of neighbouring properties**
- 3. Appropriate Assessment issues**
- 4. Any other Issues**

1. Height, design and compliance with national policy and the provisions of the development plan

ABP sought further elaboration/discussion on:

- Whether the applicant considers that the current proposal materially contravenes the development plan with regards to building height
- The extent of the zonings on the site
- Design and finishes

Planning Authority's comments:

- Would have concerns about height although cognisant of national guidelines
- Would not recommend encroaching further on the land zoned for community and institutional use
- The sports hall is close to windows in the proposed development

Prospective Applicant's response:

- Have prepared a material contravention statement
- Photomontages will be included and will refer the protected structure
- Minimal further incursion into the CI zone, can be pulled back if necessary
- All units have living rooms facing open space
- No units will overlook the Sports Hall
- Have set the 3rd and 4th floors back, tried to address issues of height
- Proposed brick is robust and lighter colour is appropriate to the location, intend to use darker colour to rear

2. The standard of amenity's for occupants and the potential impact on the amenity of neighbouring properties

ABP sought further elaboration/discussion on:

- Standard of amenity for residents with regards to daylight, sunlight and open space

Planning Authority's comments

- Would advise perspective applicant to undertake an extensive light study report with regards to open space and residential amenity
- A shortfall in open space, would seek contribution to works to public park at Baldoyle
- More information should be included with regards to the trees and landscaping

Prospective Applicant's response:

- Not intending to remove trees
- Does not consider open space to fall short of development plan standards
- Will discuss further with council

Further ABP comments:

- Would advise further consultations with the Planning Authority
- Housing Quality Assessment will be required at application stage

- Rationale for any special contribution would have to be set out by council having regard to the lack of appeal process under SHD

3. Appropriate Assessment issues

ABP sought further elaboration/discussion on:

- Appropriate Assessment Screening Report should use proper terminology and should be in line with legislation and recent court judgments
- NPWS will need to be consulted

Prospective Applicant's response:

- Will address issues at the application stage

Planning Authority's comments:

- Would agree with An Bord Pleanála on issues raised

4. Any other Issues

ABP sought further elaboration/discussion on:

- Architectural heritage
- Flood risk and previous application
- Level of carparking

PA comments:

- St. Fintan's church may be affected, should prepare visualisations including the buildings and the trees
- Consider future scenarios with regards to flood risk
- Taking in charge drawings should be submitted
- Would consider level of parking and cycling reasonable
- Stacking could be used for bicycles

Prospective Applicant's response:

- Have prepared draft photomontages there is no change or impact to the church or its views in any areas
- Would be happy to discuss with the Planning Authority and the conservation officer
- Have considered future scenarios and incorporated climate change into flood measures
- Have flood measures in place, have reduced surface water run off
- Planning Authority recently granted water connection request
- No taking in charge is envisaged

Further ABP comments:

- Stacking for bike storage can be useful however may not be suitable for every demographic
- Consult further with the Planning Authority on any issues raised

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 **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
June, 2019