



An
Bord
Pleanála

Record of Meeting

ABP-304381-19

Description	594 no. residential units (482 no. Build to Rent units, 112 no. Build to Sell units) and all associated site works. Site located north of Scholarstown Road incorporating dwellings known as Beechpark and Maryfield, Scholarstown Road, Dublin 16.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th June 2019	Start Time	14:40 p.m.
Location	Offices of An Bord Pleanála	End Time	16:00 p.m.
Chairperson	Tom Rabbette	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Ronan O' Connor, Planning Inspector
Ciaran Hand, Executive Officer
Maeve Williams, Executive Officer

Representing Prospective Applicant:

John White, Ardstone Homes Limited
Mark Forrest, Ardstone Homes Limited
John Fleming, John Fleming Architects
Brian Boyle, John Fleming Architects
Brendan Keogh, DBFL Consulting Engineers
Dan Reilly, DBFL Consulting Engineers
Rachel Deadman, Mitchell & Associates Landscape Architects
Ciaran McGuinness, Archer Heritage Planning
Patricia Thornton, Thornton O'Connor Town Planning
Elaine Hudson, Thornton O'Connor Town Planning

Representing Planning Authority

Robert Roche, Assistant Engineer (Roads)
Ronan Toft, Assistant Engineer (Water & Drainage)
Roisin Ni Dhubhda, Assistant Planner
Jim Johnston, Senior Executive Planner (Development Management)
John Hegarty, Senior Executive Engineer (Roads Dept)
Yasir Khan, Graduate Engineer (Water Services)

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 30th 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 3rd 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, layout and design**
- 2. Access and parking, including compliance with DMURS and link to the adjoining open space**
- 3. Amenity for occupants of the proposed development**
- 4. Drainage and water supply**
- 5. Any other issues**

1. Height, layout and design

ABP sought further elaboration/discussion on:

- Height in relation to the wider area
- Layout of open space

Planning Authority's comments:

- The site is surrounded by 2 storey houses and apartments to the south west are 3-4 storeys in height
- In principle not against height
- Applicant should explain how this proposed development fits into the surrounding area
- Visual impact needs to be examined
- Clarity is required regarding the open space purpose and pedestrian links

Prospective Applicant's response:

- Higher density has been achieved
- The trees will be retained along front of site
- The concept of this proposed development is to have one central open space the size of Fitzwilliam Square with an exceptional oak retained there
- The duplex units create a buffer with the neighbouring houses
- Cars are being kept out of the central space
- The road will loop around the site to provide for refuse vehicles and fire tends

Further ABP comments:

- Justify the height proposed in relation to the wider area
- Clarify the layout of the open space

2. Access and parking, including compliance with DMURS and link to the adjoining open space

ABP sought further elaboration/discussion on:

- Car parking proposals
- Compliance with DMURS
- Proposed second access point
- Signalising of the primary access
- Connection to the park located in the north east
- North east treatment – gable ends overlooking the open space there

Planning Authority's comments:

- Car parking at duplex units is at the minimum, do not want less than the 0.65 figure
- Second access point is for emergency use should be widened to 6 metres with e left in/out access
- Satisfied with a signalised junction
- Taking down the wall at the park located to the north east is an issue which needs to be resolved and decided by councillors

Prospective Applicant's response:

- DMURS measures are included and main street around the site would be self regulating with the car parking calming traffic
- Two thirds of car parking for BTR units is underground
- Parking and streets would be controlled by management company
- There would be no gates or hard controls on access into the scheme
- Car parking number is 0.65 and a strategy has been prepared taking the census into account
- Second access point can be delivered, it will have bollards and would be left in/out, would form a permeable route for pedestrians/cyclists
- The primary access will be signalised and upgraded
- Studies of traffic generation show that there is no impact especially to the west of the site towards the M50
- Would like to provide pedestrian access to the park located in the north east, may be possible for this to be permitted under planning permission
- North east treatment of gable ends will be corner/context specific

Further ABP comments:

- Outline car parking proposals
- Ensure compliance with DMURS
- Explain the proposed plans for the second access point and signalised junction

3. Amenity for occupants of the proposed development**ABP sought further elaboration/discussion on:**

- Proposed amenities
- Separation distance

Planning Authority's comments:

- Archaeological remains have been found on this site and should be reflected in the open space
- Clarity is needed regarding public and private amenities
- Privacy strips need examination
- Attenuation tanks are under the public open space
- Tree planting needs to be carefully considered
- A large open space should have large trees
- Ensure tree survival and correlation

Prospective Applicant's response:

- The ring fort to the north east is to be reflected in open space there with play area
- Trees planted at this location will be low and will not take away from passive surveillance
- Privacy strips are generous and pinch points are being examined
- Ventilation units are excluded from calculations of open space
- Attenuation areas are deep and trees with shallower roots can work with the situation
- The tree structure defines a formal green lawn
- In regard to separation distance – there is a wayleave for foul sewer that requires a setback from the eastern boundary
- The distance from houses to north is 30 metres and balconies would not face that boundary

Further ABP comments:

- The Minister for Culture, Heritage and the Gaeltacht (and other prescribed bodies) is to be notified at application stage in relation to archaeological heritage protection
- Highlight the proposed amenities
- Detail the separation distance

4. Drainage and water supply**ABP sought further elaboration/discussion on:**

- Drainage proposals
- Water feasibility

Planning Authority's comments:

- 1200mm surface water culvert to the east of the site
- Look to provide more SUD's features rather than underground storage, the former has advantages for biodiversity and amenity
- Be conscious of potential run off from green spaces
- Figures for catchments A & B are queried

Prospective Applicant's response:

- Connections to IW networks are feasible
- The upgrade of the foul sewer requires putting a pipe through the development, the rest of the route is mainly on public land
- Ardstone is the only private landowner of development land along the Scholarstown Road and is keen to deliver the watermain
- Report will explain SUD's strategies and green roofs
- In catchment A the report addressed the green field run off rate of 2.5 litres per second per hectare and proposed attenuation volume is a result of runoff

Further ABP comments:

- Address any outstanding concerns
- There is no further information sought at application stage

5. Any other matters

ABP comments:

- Follow the EIAR regulations and requirements

Planning Authority's comments:

- Concerned regarding transition height of 3 – 6 storeys
- Examine the visual impact and potential for overbearing impacts

Applicants Comments:

- Intend to soften the western end and create a stepping profile
- An EIAR will be lodged

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