



An
Bord
Pleanála

Record of Meeting ABP-304386-19

Case Reference / Description	196 no. apartments, creche and associated site works. Balroy House, Carpenterstown Road, Castleknock, Dublin 15.
Case Type	Section 5 Pre-Application Consultation Request
Date	13 th June, 2019
Location	Offices of An Bord Pleanála
Chairperson	Tom Rabbette

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Nichola Meehan, Executive Officer

Representing Prospective Applicant:

Oisín Boland, Glenveagh
Jason Van Hout, Glenveagh
Simon Noddings, De Blecam & Meagher Architects
Kirsten Elliott, De Blecam & Meagher Architects
Andrew O'Brien, OCSC Consulting Engineers
Patrick Raggett, OCSC Consulting Engineers
Mark Killian, OCSC Consulting Engineers
Bernard Seymour, bslarch
John Spain, John Spain Associates
Rory Kunz, John Spain Associates

Representing Planning Authority

Colm McCoy, Senior Planner
Hugh O'Neill, Executive Planner
Niamh O'Connor, Transportation
Daragh Sheedy, Water Services
Gemma Carr, Parks Division
Lineo Mothae, Student 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 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. Design and layout of development including retention of existing trees and hedgerow.
2. Impacts on adjacent residential and visual amenities
3. Access and mobility
4. Site services
5. Any other matters

1. Design and layout of development including retention of existing trees and hedgerow.

ABP sought further elaboration/discussion on:

- Highlight issues relating to road frontage, footpaths and cycle paths and trees.
- Density of scheme – put forward the main considerations of the design and rationale of the scheme.

Prospective Applicant's response:

- Overall area of site is 1.77ha.
- The apartments comprise – 67 no. 1 bed apartments, 107 no. 2 bed apartments and 22 no. 3 bed apartments.
- The apartments are to be 5 storeys in heights in 5 blocks.
- A creche and a gym are to be provided.
- Pedestrian links to the east and west of the site provided for future development.
- Set back from the boundary.
- Situated on the public transport corridor.
- Overall density supported by the National Planning Framework (2018).
- Meets the objectives of SPPR3 of the Urban Development and Building Heights (2018).
- No single aspect north facing units.
- Set back scheme – 3rd and 4th floors.
- Mature setting with tree lined avenue and central garden.

Planning Authority's comments:

- Front boundary is a critical concern.
- Implications on individual trees to be considered to include trees outside the boundary.
- Concerns relating to the basement.
- Concerns relating to the footpath and cycle path being integrated on the Carpenterstown Road.
- Overall landscaping and play provisions to meet standards.
- Consideration to be given on the development of adjoining sites.

Further ABP comments:

- Provide details/proposals relating to attenuation in the basement and road works.
- Provide details on how trees are to be retained.

- Submit indicative layouts and photomontages of footpaths and cycle paths in accordance with the National Cycle Manual. Impacts on the adjoining sites and impacts on the boundary to be considered.

2. Impacts on adjacent residential and visual amenities.

ABP sought further elaboration/discussion on:

- Quality of residential development.
- Open space, daylight.

Prospective Applicant's response:

- Daylight analysis report in progress.
- Every apartment exceeds daylight standards.
- Community room, creche and gym to be provided for in one block.

Planning Authority's comments:

- Noise from the gym may impact on residential amenity.
- Shadow analysis – impact on properties to the north.
- Daylight analysis – does not meet the minimum standards.
- Impacts on the future development of adjacent sites.
- Final treatment to the front boundary.
- Impacts on Carpenterstown Road.

Further ABP comments:

- Scale of creche and gym.
- Address all issues on impacts on residential amenities.

3. Access and Mobility

ABP sought further elaboration/discussion on:

- Issue of roads objectives.
- Parking provisions – quantum and layout.

Planning Authority's comments:

- Design of entry should be raised ramped entry.
- Provision for cyclists on ramp to basement.
- Mobility plan to be provided.

Further ABP comments:

- Details of the management of the scheme to be provided.
- Visual impact to be considered.
- Type of bicycle stands to comply with standards.

4. Site Services

ABP sought further elaboration/discussion on:

- Water services.

Prospective Applicant's response:

- In the process of completing design statement.
- No capacity issues raised.
- Tanks to be strategically located.

Planning Authority's comments:

- Foul water connection – discuss further with Irish Water.
- Surface water – agreeable to the use of tanks.
- Existing soil has poor water acceptance.

Further ABP comments:

- Keep various technical drawings consistent with one another.

5. Any other matters

ABP comments:

- May wish to consult with adjoining landowners to see if there are potentially any issues (note there appears to be a helicopter pad on adjacent lands).
- Maintenance wayleave agreement.

Planning Authority's comments:

- Helicopter pad on adjacent site – what are the implications.

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
June, 2019