



<b>Description</b>	278 no. apartments. Parkside Phase 4, Parkside Boulevard, Balgriffin Park Lands, Dublin 17.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	13 <sup>th</sup> June 2019	<b>Start Time</b>	14.45 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	16:00 p.m.
<b>Chairperson</b>	Rachel Kenny	<b>S.E.O.</b>	Muiriosa Cassells

**Representing An Bord Pleanála:**

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Muiriosa Cassells, Senior Executive Officer

**Representing Prospective Applicant**

John Grace, Cairn Homes
Emma Flanagan, Cairn Homes
Trevor Sadler, MCG Planning
Brenda Butterly, MCG Planning
Shane Walsh, MCORM
Daibhi MacDomhnaill, Ait
Richard Jolly, Ait
Noel Gorman, DBFL Consulting Engineers

**Representing Planning Authority**

Kieran O'Neill, (Senior Executive Landscape Architect, Parks & Landscape Services Department)
Nicola Conlon, (Senior Executive Planner)
Gareth Hyland, (Assistant Planner)
Diarmuid Murphy, (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 30<sup>th</sup> 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 3<sup>rd</sup> 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. Clarity regarding phasing having regard to provisions of the Parkside Masterplan and the Local Area Plan**
- 2. Surface water management and flood risk assessment**
- 3. Layout to include residential amenity and comments in Planning Authority's opinion**
- 4. Riverside walkway to include connectivity to same**
- 5. Aviation to include potential for solar dazzle from development**
- 6. Any other matters**

## **1. Clarity regarding phasing having regard to provisions of the Parkside Masterplan and the Local Area Plan.**

### **ABP sought further elaboration/discussion on:**

- Details of level of infrastructure provided to date having regard to the LAP provisions.
- Details of phasing and clarification of proposed uses and history of site.
- Clarification of names of streets

### **Prospective Applicant's response:**

- A lot of consultation has taken place by Cairn Homes in relation to Belmayne, Parkside Phase 5 (formerly Phase 4).
- Details of developments to date will be clarified and it is acknowledged that the phasing and amendment to schemes has been such to cause confusion
- Green routes/open space plans to be submitted.

### **Further ABP comments:**

- Context map of road names required in interests of clarity

## **2. Surface water management and flood risk assessment**

### **ABP sought further elaboration/discussion on:**

- Site Flood Risk Assessment and clarity that no whether proposed blocks encroach onto Flood Zone B
- Comments from Drainage/Water services division

### **Prospective Applicant's response:**

- Comprehensive SUDS/Flood Risk Assessments issues have been addressed.
- An Appropriate Assessment will be done.
- Details of Green routes/open space plans to be submitted.

### **Further ABP comments:**

- AA should consider potential effects of surface water management regime

## **3. Layout to include residential amenity and comments in Planning Authority's opinion**

### **ABP sought further elaboration/discussion on:**

- Comments from planning authority's opinion with regard to this issue including use of materials and visual appearance of Block D on approach from the 'Hole in the Wall Road' side.
- Address daylight/sunlight into proposed units to ensure adequate amenity including sunlight analysis to include areas of open space.
- Address potential impacts on nearby residential properties in terms of overlooking, overshadowing, overbearing and noise.

### **Prospective Applicant's response:**

- Context and design details will be submitted to address concerns raised
- Ecologists reports, including bat survey, has been done.
- Comprehensive sunlight and daylight assessment analysis done.
- Orientation of sound analysis to be done.
- A strategy for all areas of public realm which identifies all locations for vents. within public/communal space, will be submitted at application stage.

**Planning Authority's comments:**

- Further additional information to be submitted in relation to landscape – interface is important.
- Detailed landscaping proposals including a light /attractive approach near river to be submitted
- Noise/nuisance issues to be examined.
- Cross section drawings to include vents.
- Details of Greenway route provision to be submitted.

**4. Riverside walkway to include connectivity to same**

**ABP sought further elaboration/discussion on:**

- Clarification to be given on how the proposed walkway on site will link with any Mayne River walkway alignment to be located to the rear of the apartment blocks, to include a pedestrian crossing in order to get a better alignment of the overall riverside walkway.
- Extent of landholding and clarity regarding whether any works including landscaping works, bridges over river to be provided within Fingal County Council's jurisdiction.

**Prospective Applicant's response:**

- It is noted that there are existing pedestrian bridges that cross the River Mayne into Balgriffin that lie within the jurisdiction of Fingal County Council.
- Landholding encroaches into Fingal however boundary of site confined to Dublin City's jurisdiction

**Planning Authority's comments:**

- Details of further plans that show connectivity to allow people to come into park, particularly steep levels, to be submitted.
- Boundary details to be submitted.

**Further ABP comments:**

- Consultation considered necessary with Fingal County Council given potential EIAR or AA issues in the area

**5. Aviation to include potential for solar dazzle from development**

**ABP sought further elaboration/discussion on:**

- Potential impacts relating to solar dazzle that could be generated by the development.
- Regard to be had to the DAA concerns about photovoltaic arrays on flight paths to Dublin Airport.

**Prospective Applicant's response:**

- Solar Report will be submitted

**Planning Authority's comments:**

- Regard to be had to the DAA circular regarding safety.

**Further ABP comments:**

- Consultation with IAA may be required.

## 6. Any other matters:

### An Bord Pleanála Comments:

- Is an EIAR and AA being submitted?
- Childcare facilities details to be submitted?

### Prospective Applicant's response:

- They are considering submitting an EIAR/NIS having regard to the cumulative impact.
- Childcare audit will be submitted

### Planning Authority's comments:

- Further consultation with Fingal County Council needed.

## 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  
August 2019