



An
Bord
Pleanála

Record of Meeting ABP-304454-19

Case Reference / Description	296 no. apartments and associated site works. Citywest Shopping Centre, Fortunestown, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	24 th June 2019	Start Time	11:30 a.m.
Location	Offices of An Bord Pleanála	End Time	12:40 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Ronan Tynan, Mitchell McDermot, Project Managers
Barry Heeney, Arrow Assessment Management, Applicant
Tom Phillips, Tom Phillips + Associates, Planning Consultant
Ciara Slattery, Tom Phillips + Associates, Planning Consultant
Brian Boyle, John Fleming Architects, Architect
Oscar Corballal, John Fleming Architects, Architect
Dan Reilly, DBFL Consulting Engineers
Thomas Jennings, DBFL Consulting Engineers
Ray Mason, Axis Engineering
Mark Johnston, Parkhood - Landscape Architect

Representing Planning Authority

Colm Maguire, Assistant Planner
John Joe Hegarty, Roads Department
Hazel Craigie, Senior Planner
Suzanne Furlongs, Parks Department
Brian Harkin, 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 11th June 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 15th 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. **Architectural response to the site context and external material rationale, in particular Block E & F.**
2. **Development Strategy for the site to include inter alia:**
 - **Layout and interfaces with adjoining developments and district park,**
 - **Connectivity, permeability and use of DMURS throughout the site,**
 - **Sunlight and Daylight analysis for existing and proposed,**
 - **Quantum and Quality of open space,**
 - **Boundary Treatments.**
3. **Crèche Rationale.**
4. **Compliance with national apartment standards.**
5. **Car Parking/ Access Rationale and quantum of surface parking.**
6. **Site services.**
7. **Any other matters**

1. **Architectural response to the site context and external material rationale, in particular Block E & F.**

ABP sought further elaboration/discussion on:

- The elevation treatment for Block E and F, along the front of the site and justification for the design at a designated landmark building.
- Treatment of both the ground floor element of E & F along City West Road, Fortunestown Lane and the shopping centre and the upper levels towards Fortunestown lane and City West Road.

Planning Authority's comments:

- Landmark building designated for this site.
- Previous permission provides for a wraparound building at this location which integrated well within the site.
- The boundary treatment along the main interface is important

Prospective Applicant's response:

- There is a feature building at the corner
- The site is constrained
- It is a 6-7 storey building
- Brick material is being used which is durable
- There is a shop in Block F
- Commercial use was examined for ground floor elements
- There is a stonewall and railings to encourage people into the shopping centre and ensure ease of movement
- The ground floors are elevated and set back with a strong edge
- This is a landmark area with a Luas stop in close proximity

Further ABP comments:

- Explain how blocks E and F complement the existing buildings and surrounding area and examine their treatment onto the public interfaces.
- Justification for the use of external materials at this location in context to the surrounding environment.
- Further consideration of Block E & F and how they respond to the urban edge/ context.

2. Development Strategy for the site to include inter alia:

- **Layout and interfaces with adjoining developments and district park,**
- **Connectivity, permeability and use of DMURS throughout the site,**
- **Sunlight and Daylight analysis for existing and proposed,**
- **Quantum and Quality of open space,**
- **Boundary Treatments.**

ABP sought further elaboration/discussion on:

- Layout of the development and how it interfaces with the surrounding areas
- Treatment of the site in relation to the district park
- Provision of an enhanced strategic route through the park and desire lines
- Connectivity throughout the site and access points into the site
- Sunlight and daylight impact, particularly on blocks B and C
- The use of compensatory measures around the site and along the City West Plaza, to offset any reduction in open space
- Attenuation of open spaces
- The use of permeable areas as circulation space

Planning Authority's comments:

- Strategic route through the park is important and should be opened and a green link would be welcome
- There needs to be strong pedestrian and cycle routes
- The open space from the proposal could connect better into the district park
- Applicant should note the LAP in reference to green infrastructure
- Passive surveillance is important
- Address access points as they should focus on pedestrian and cyclist access and not vehicular
- Compensatory measures would be need and green links will help
- A second access point could determine if both are to be taken in charge
- Clarify if the open space is for public use
- The applicants design should encourage walking and cycling
- Satisfied with the run off figures provided
- Clarity regarding SUD's is needed
- Roads need to be designed to a taken in charge standard

Prospective Applicant's response:

- The location of McDonalds influences design response.
- Residential blocks are stepped down.
- Blocks have a triangular shaped end.

- Block C addresses the district park, open space will be designed to integrate into the district park
- There is passive surveillance.
- Block A has an active frontage onto the west end of the building (gym provided).
- Open spaces requirements are being met, with a green link provided.
- There will be improved planting onto the proposed plaza.
- There are access points to the park.
- Commercial traffic going through the residential area is trying to be avoided by restricting the second vehicular access from City West Road.
- An emergency access is proposed from City West Road, integrating cycling and pedestrian activity
- Access points to the site will be managed by a company and not taken in charge.
- Sunlight and daylight impacts will be examined.
- There is a large watermain through the site.
- Parking bays are proposed at surface level.
- The site is split into 4 catchment areas
- SUD's will be examined.
- The road if not taken in charge can be expanded for permeability.
- Pedestrian circulation space can be supported.
- Roads can be done to taken in charge standard.

Further ABP comments:

- Clarity is required for the proposed access points into the site and justified in the TIA.
- Clarification for proposals for taking in charge.
- Detail the sunlight and daylight analysis with emphasis on the existing apartments.
- Outline the quality of open space and detail the boundary treatments.
- Integration of a strategic link through the site towards the district park.
- Integration of high quality open space and pedestrian and cycle ways throughout the site.

3. Crèche rationale

ABP sought further elaboration/discussion on:

- Number of crèche spaces sufficient for the existing and proposed development

Planning Authority's comments:

- A crèche audit would be welcome

Prospective Applicant's response:

- The creche can facilitate 71 spaces
- An audit will be provided

Further ABP comments:

- Submission of a crèche audit

4. Compliance with national standards

ABP sought further elaboration/discussion on:

- Indicative floor plan/ storage space

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- The proposed development will comply with national guidelines.

Further ABP comments:

- Ensure all plans and particulars comply with the national guidelines, in particular the provision of storage within the apartments.

5. Car Parking/ Access Rationale and quantum of surface parking.

ABP sought further elaboration/discussion on:

- Car parking figure of 0.66
- The amount of surface parking provision and the use of the shopping centre basement for a greater amount of parking.
- The provision of a second vehicular access into the site

Planning Authority's comments:

- A reduction in car parking will allow for greater quantum of open space
- The case for reduced car parking can be further discussed

Prospective Applicant's response:

- Car parking numbers are based on surveys on the site and included in the TIA

Further ABP comments:

- Detail how surface car parking spaces can be reduced
- Clarify the red line boundary in relation to the use of spaces

6. Site services

ABP sought further elaboration/discussion on:

- Objectives LUD2A and LUD2B (requirement for the provision of medical and/or community facilities within the site)

Planning Authority's comments:

- The red-line boundary is excluding some of the works required as part of the development.

Prospective Applicant's response:

- A Healthcare centre and library are not being proposed

- A social community audit can be submitted.

Further ABP comments:

- Submit a rationale for the provision of services within the site
- The applicant to determine if aspects of the proposal are material contraventions

7. Any other matters

ABP comments:

- Submit a building lifecycle report and CGI's and include the external materials
- Seek clarity with the Department of Transport (Irish Aviation Authority) regarding the flight path
- Please note that there is no further information sought at application stage
- The screening at the rear of the shopping centre, relative to any service area and the proposed residential development is important.

Planning Authority's comments:

- The design of the rear of the shopping centre should be investigated relative to the proposed Block A.
- Explain if the Block A is necessary.

Applicants Comments:

- There are projecting bay windows on all sides and the ground floor of Block A provides an active frontage.

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 Direct of Planning

July 2019