



An
Bord
Pleanála

Record of Meeting ABP-304647-19

Case Reference / Description	469 no. Build to rent (453 no. apartments and 16 no. houses) and associated site works. Lands at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	19 th July, 2019	Start Time	11.10 am
Location	Offices of An Bord Pleanála	End Time	12.35pm
Chairperson	Tom Rabbette	Executive Officer	Maeve Williams

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O Sullivan, Senior Planning Inspector
Maeve Williams, Executive Officer

Representing Prospective Applicant:

Mark Forrest, Applicant
Steve Cassidy, Applicant
Robert Keran, Virtus Projects Managers
Suzanne McClure, Brook McClure – Planning Consultants
Linda McEllin, Brook McClure – Planning Consultants
Finghin Curraoin, Henry J Lyons Architects
Sean Attley, Henry J Lyons Architects
Brendan Keogh, DBFL Consulting Engineers
Dan Reilly, DBFL Consulting Engineers
Thomas Reilly, DBFL Consulting Engineers
Dave Kirkwood, Mitchell & Associates Landscape Architects - LVIA
Fergal Parlon, Mitchell & Associates Landscape Architects – LVIA
John Gleeson, Integrated Environmental Solutions – Daylight and Sunlight

Representing Planning Authority

Ger Ryan, Senior Planner
Naoimh Fleming, Planner
Anthony Kelly, Planner
Ruairí O'Dualaing, Parks and Landscape Services
Claire Casey, Transportation
Elaine Carroll, Drainage Planning.

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 LA on 4th July, 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 LA 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 10th June, 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. Development Strategy including design, height, density, layout and housing mix.
2. Residential Amenity for occupants and Neighbours, including compliance with standards and access to daylight/sunlight.
3. Access and parking.
4. Drainage and water supply.
5. Any other matters.

1. Development Strategy including design, height, density, layout and housing mix

ABP comments:

- Clarity was sought regarding the development strategy including design, height, density, layout and housing mix for the proposed development. The documentation submitted with any application should set out the justification for these factors concisely and without undue repetition

Planning Authority's comments:

- Its position was outlined in its written submission.
- The potential of the site to accommodate a substantial level of residential development was recognised
- The density and height of the proposed development are challenging and differ from the established pattern in the area.
- Height of the buildings not in compliance with the provisions of county development plan, appendix 9 of which sets out modifiers that can justify higher buildings which the prospective applicant should address.
- The development would not provide a wide mix of housing types and concern was expressed about the proportion of studio and one-bedroom units

Prospective Applicant's response:

- The proposed scale, height and housing mix are justified
- With regards to height and appendix 9, the development is on a large greenfield site beside a wide dual carriageway on the N11 which is a public transport corridor
- Researched developments in various parts of the world to gain a larger insight into how other counties have designed developments that will support the housing needs of the Irish population having regard to demographic shifts.

Further ABP comments:

- The discussion between the parties about whether the height of the proposed development would materially contravene the development plan was noted. The matter cannot be resolved in the pre-application process. The prospective applicant was advised to consult further with the planning authority and to ensure that the appropriate documentation was submitted with any application if it considered that the proposed development would materially contravene a provision of the development plan.

2. Residential Amenity for occupants and Neighbours, including compliance with standards and access to daylight/sunlight.

ABP comments:

- Clarity was sought from the prospective applicant regarding residential amenity for occupants and neighbours, including compliance with standards and access to daylight/sunlight for this proposed development and neighbouring properties

Planning Authority's comments:

- Concern was raised about aspects of the proposed development.
- It lacked a space that would function like a public park, there is very strong demand for this type of amenity in the county
- It is unclear whether the proposed planting could be carried out above basement car parking
- It would have long corridors with single aspect apartments on both sides
- Not all units would meet daylight and sunlight standards
- There would be inward noise from the N11

Prospective Applicant's response:

- The proposed development would achieve exemplary standards in relation to daylight and sunlight
- The corridors would be broken up with atriums, and would provide access to the amenity facilities for residents which are a key element of the scheme
- The proposed development would include a very large amount of open space
- Inward noise would be addressed in an EIAR

Further ABP comments:

- The board's representatives noted that there was a difference of approach regarding the provision of open space between the parties. They also stated that the BRE document on sunlight and daylight had been regarded in previous cases as design guidance, rather than as establishing mandatory standards

3. Access and parking

ABP comments:

- Clarity was sought from the prospective applicant regarding access and parking for the proposed development, in particular the proposed entrance whose width appeared to inhibit pedestrian movement across it through the village

Planning Authority's comments:

- The amount of car parking was limited, which requires justification as well as measures to manage excess demand .
- Bicycle parking should suit a range of users and different types of bike
- The development should be future-proofed against proposals for the N11 under BusConnects
- Consideration should be given to pedestrian access to the open space at Willow Grove.

Prospective Applicant's response:

- The 2018 apartment guidelines state that the default position is that less parking is provided for build-to-let schemes
- The open space at Willow Park is in the council's charge, but the applicant can facilitate such an access if the council wishes to provide one.
- A range of bike storage can be provided
- The proposed entrance can be tightened up. There is a shared right of way with the neighbouring bank regarding the entrance into site.

4. Drainage and water supply.

Planning Authority's response:

- Referred to items set out on its written submission. They did not affect the principle of development. Landscaping should be compatible with attenuation proposals.

Prospective Applicant's response:

- Issued raised at s.247 meeting with the LA have been considered and will be addressed in documentation and will take on board when lodging the application.
- Irish Water (IW) have confirmed that they are not aware of any known constraints.

ABP comments:

- Issued raised by council and Irish Water should be addressed in documentation submitted with any application.

5. Any other matters:

Prospective Applicant's comments:

- Landscaping of the proposed development will be outlined in greater detail at the application stage, with particular attention to diversity of trees, draining and podiums.

Planning Authority's comments:

- It is key site adjacent to other local amenities in the area.
- Ensure greater detail around landscaping at application stage

Further ABP comments:

- No contradictions should arise between the website, the hard copy and e-format.

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 **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
August, 2019