



An
Bord
Pleanála

Record of Meeting ABP-304724-19

Case Reference / Description	211 no. apartments and associated site works. Windmill, Poterstown, Clonsilla, Dublin 15.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	31 st July, 2019	Start Time	11.11am
Location	Offices of An Bord Pleanála	End Time	12:13pm
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:

Larry Keegan, Kimpton Vale Ltd.
Sean Keegan, Kimpton Vale Ltd.
Stephen Manning, MCORM Architects
Seán Quigley, MCORM Architects
Ana Maria Turcanu, 2HQ Engineers
Shaun O'Reilly, Pinnacle Consulting Engineers
Ronan MacDiarmada, RMDA Landscape Architects
John Healy, Digital Dimensions, Daylight and Sunlight
Paul Turley, John Spain Associates

Representing Planning Authority

Harry McLauchlan, Senior Executive Planner
Hugh O'Neill, Executive Planner
Niamh O'Connor, Transportation
Darragh Sheedy, Water Services
Gemma Carr, Parks Division

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 17th 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 20th 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

- Development Strategy including design, height, density, layout and housing mix,
- Residential Amenity for Occupants and Neighbours, including compliance with standards and access to daylight/sunlight, proximity to reservation for Metro West,
- Access and parking,
- Drainage and Water Supply,
- Any other issues.

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

ABP comments:

- Clarity was sought from the prospective applicant regarding development strategy including design, height, density, layout and housing mix.

Planning Authority's comments:

- Outlined their opinion in their submission.
- The proposed development has significant potential for the area and is welcomed, however issues such as increased height, density mix and visual amenities need to be addressed at application stage.
- Documentation submitted with any application would need to explain the layout of the site boundary and why the redline was chosen for the proposed development.
- The redline area outlined in the drawings should include all required open spaces.
- Provide a mobility management plan for exiting and proposed housing on the site landholding

Prospective Applicant's response:

- The history of planning for the proposed development dates back to 2002, with other planning permissions sought on the site, with the most recent planning application sought in 2015.
- The applications have altered over the years to include a greater separation of blocks, height changed for efficient density, car parking and the materials used will be of superior in quality.
- The elevations on existing blocks anticipated further development on the site, they include blank walls and others with only secondary windows facing the proposed apartment blocks
- Original planning permission on the site was superseded by subsequent permissions. It also reflected a railway reservation which was not maintained in the subsequent development plans.
- Current proposal reflects changes in standards set out in s28 guidelines issued since the later permission in 2015
- The small area of car parking on land zoned open space is a response to development plan standards.
- The proposed development includes a linear greenway to the canal and the railway station.

Further ABP comments:

- The information submitted at application stage should be consistent, have clear description of the proposed development and discuss the previous/historical development, including any enforcement proceedings and changes in policies.
- Connections to the surrounding area for pedestrians, cyclists and vehicles need to be clearly described including any requirement to use private roads to access the public road network. The extent of lands that would be controlled by the management company or taken in charge by the council should be described.
- The board's powers with regard to proposals that would materially contravene the provisions of a development plan are constrained under the SHD legislation and the submitted documentation should take this into consideration.

2. Residential Amenity for Occupants and Neighbours, including compliance with standards and access to daylight/sunlight, proximity to reservation for Metro West.**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, proximity to reservation for metro west may be an issue due to the elevation of the track

Planning Authority's response:

- Documentation should outline resident's amenities in more detail with regard to the future plans for bins and bike storage between the current development and the proposed development.
- Proper boundaries should be provided

Prospective Applicant's response:

- The proposed development would comply with the 2018 apartment design standards
- Daylight and sunlight studies have been carried out showing the impact on neighbouring units which was found to be acceptable
- Adequate open space would be provided on the prospective applicant's landholding to serve all existing and proposed units, and in this context it may seek to have some of its land outside the current site rezoned from OS

Further ABP comments:

- Issue of rezoning was outside the board's remit

3. Access and parking

ABP comments:

- Clarity was sought from the prospective applicant regarding access and parking.

Planning Authority's response:

- Permeability of site was crucial, particularly from the public road to the north-west across the site towards the railway station
- Trips assessment in relation to apartments should anticipate some shortfall in TRICS figures.
- Not enough visitor car parking.
- Outline where carparking spaces will be assigned for each block in the proposed development and where the carparking spaces for the current units are at present.
- Concerns around cycle parking and the existence of a ramp.
- Seek further clarification regarding the development of cycle parking located closely to the greenway.
- Will accept a reduce standard in car parking size closer to the Railway station.

Prospective Applicant's response:

- Line elevation was not considered.
- The plans for the proposed development will be adjusted to include a larger separation between block L and block M.

Further ABP comments:

- Documentation should address section 4.19 of the 2018 apartment design standards.
- Ensure that the greenway running through the site will be integrated with the railway bridge.

4. Drainage and Water Supply

ABP comments:

- Clarity was sought from the prospective applicant regarding drainage and water supply.

Planning Authority's response:

- No particular concerns drainage, flooding or water supply. The site is significantly higher than the canal.
- SUDS proposals should not impinge on open space

Prospective Applicant's response:

- The quantum of open space allows for SUDS scheme.
- Will carry out a flood risk assessment on the site.

Further ABP comments:

- Ensure all documentation and information is submitted at application stage.
- Limited opportunity to request further information.

5. Any other issues.

Planning Authority's comments:

- The site of the proposed development is not visually appealing at present and request that the building of the development commence at its earliest convenience as it has been in the planning process for many years.

Prospective Applicant's response:

- Will meet with the LA to discuss boundary lines and technical aspects of the proposed development.

Further ABP comments:

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

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
X August, 2019