



An  
Bord  
Pleanála

## Record of Meeting ABP-304865-19

<b>Case Reference / Description</b>	153 no. dwellings (113 no. houses, 40 no. apartments) and associated site works. Station Road, Portmarnock, Townlands of Portmarnock, Co. Dublin		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	13 <sup>th</sup> August, 2019	<b>Start Time</b>	14.54
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	15:50
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	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:

Isabella Gallagher, Applicant
Stephen Little, Stephen Little & Associates Town Planners
Michael O'Sullivan, Stephen Little & Associates Town Planners
Jacques D'Arcy, Burke Kennedy Doyle Architects
Jerome O'Brien, JB Barry Consulting Engineers
Thomas Burns, Brady Shipman Martin Landscape Architects
Matthew Hague, Brady Shipman Martin Landscape Architects

### Representing Planning Authority

Sean Walsh, A/Senior Executive Planner
Jennifer Casserly, Executive Planner
Niall Thornton, Executive Engineer

## **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 6<sup>th</sup> August, 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 9<sup>th</sup> July, 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 density, height, housing mix, layout and design with reference to the provisions of the LAP and its overall target for housing provision,
2. The provision of open space at various scales,
3. Facilities for pedestrians and cyclists, including accessibility to the railway station and compliance with the provisions of DMURS including the controls on block sizes at section 3.3.2,
4. Appropriate Assessment and Environmental Impact Assessment issues,
5. Drainage and water supply,
6. Any other issues.

**1. Development strategy, including density, height, housing mix, layout and design with reference to the provisions of the LAP and its overall target for housing provision.**

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

- Clarity regarding development strategy including density, height, housing mix, layout and design with reference to the provisions of the LAP and its overall target for housing provision.

**Planning Authority's comments:**

- Referred to its written submission and acknowledged there was an error in their report submitted to An Bord Pleanála on 6<sup>th</sup> August, 2019 with regard to one of the previous planning applications for the proposed site.
- The parking in certain sections of the neighbourhood might come under the remit of the management company as it is difficult for the LA to get access to.

**Prospective Applicant's response:**

- Positive engagement with the LA surrounding this proposed development.
- The LAP established this site at the next in a logical sequential phase for the development of the area as set out on page 20 of the document.
- They acknowledge that the proposed development is located between a SAC and SPA.
- Have considered the LA report and have requested another meeting to discuss issues raised in relation to transport.
- Density of the area according to the LA is 4.59ha which is correct, however when taking out the green open space the proposed development is 4.11ha.
- The density averages out at 37.2 units per ha.
- Six of the forty proposed apartments would be single aspect.
- Metal handrails similar to the construction duplexes facing onto Station Road.
- The height of the units will need to be addressed in the drawings.

**Further ABP comments:**

- The information submitted at application stage should address the housing mix, including the LAP housing application which outlines 1200 units while the masterplan shows only 993 units for the area

**2. The provision of open space at various scales.**

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

- Clarity regarding the provision of open space at various scales.

**Planning Authority's response:**

- Issue with class two open spaces. Requirement is ten percent however there is only two percent allocated for this proposed development.
- The LA are not in a position to receive contributions if the open spaces are under ten percent.

**Prospective Applicant's response:**

- Phase 1B of previous development on the site outlined that 39ha would to be given to the LA to administer.
- Planning permission for phase 1A had a condition included that the open spaces were to be given to the LA in a complete state, which they are compliant with.
- The open spaces are bespoke and include, walk lands, recreational sports and quiet zones for wildlife.
- Will enter into further discussions with LA regarding open spaces in class one and class two.
- Cycling amenities will be completed in phase 1B for October, which is in accordance with the planning and development of the site.

**Further ABP comments:**

- Ownership surrounding Skylark park and class two open spaces including smaller and larger open spaces for this proposed development should be clarified in the documentation with any application

**3. Facilities for pedestrians and cyclists, including accessibility to the railway station and compliance with the provisions of DMURS including the controls on block sizes at section 3.3.2.****ABP sought further elaboration/discussion on:**

- Facilities for pedestrians and cyclists, including accessibility to the railway station and compliance with the provisions of DMURS including the controls on block sizes at section 3.3.2.

**Planning Authority's response:**

- Permeability is acceptable for this proposed development.
- Future routes should link up with Portmarnock. The Baldoyle route is satisfactory.
- Have parking taking at neighbourhood centre under the remit of the management company or the carparking company hired by the Railway station.
- Would like to have further discussions regarding future parking for the proposed development and how this will impact on the surrounding areas.
- The blocks for the proposed development measures 160 meters, the DMURS guidelines suggest 120 meters per block.
- The 120 meters will support traffic calming measures. Car ramps are a retrofit solution.

**Prospective Applicant's response:**

- There is an existing entry point into the proposed development site.
- The Railway Station are satisfied with the existing gates for pedestrian movements.
- The shopfronts will be facing onto Station Road. They will be double sided and south elevation. The central units will spill out onto Station Road.
- Bin storage will be a drop off on certain days and it will be positioned near the car park.
- With regard to the provisions of DMURS there are constraints regarding the block sizes as this is due to the restriction on the density of development in this area
- Have agreed to discuss transport issues with the LA.

**Further ABP comments:**

- Outline at application stage the previous planning applications for the proposed development and the links between them to protect the public realms such as footpaths, as it is not clear at present.
- With regard to the provisions of DMURS discuss the block sizes as the diameters are larger than the guidelines.
- Control traffic using traffic calming measures. The larger blocks begin designed are inhibiting movement and urban design.
- Traffic assessment should be assessed and both parties should discuss the matter and the LA should indicate what financial contributions will have to be paid prior to application stage.
- Discuss the permeability throughout the proposed development.

**4. Appropriate Assessment and Environmental Impact Assessment issues****ABP sought further elaboration/discussion on:**

- Clarity was sought from the prospective applicant regarding AA and EIA issues.

**Planning Authority's response:**

- No additional comments outside of the report submitted to the Board on 6<sup>th</sup> August, 2019.

**Prospective Applicant's response:**

- EIA not necessary as they are only building one project at a time.
- The issue of AA will result in an NIS been drafted to include cumulative effects on other projects. This consultation will include Irish Water (IW).
- NPWS have not be involved in any consultations for this proposed development.

**Further ABP comments:**

- AA issues similar to previous planning permissions and future planning permissions need to be addressed at application stage as the proposed development is located near an Natura 2000 sites.
- Include the cumulative effects.

**5. Drainage and water supply.****ABP sought further elaboration/discussion on:**

- Drainage and water supply.

**Planning Authority's response:**

- Temporary solution for foul sewerage pumping station is with the main bridge pumping station.
- IW is in the process of securing a pumping station for long term proposes - an application was submitted last month.

**Prospective Applicant's response:**

- The proposed development is a viable and stand-alone site using the existing Mayne Bridge pumping station for foul sewerage.

- The original LAP in 2013 outlined the capacity of the pumping station to IW for foul drainage space. At a later date, IW issued new guidelines for capacity for foul sewerage drainage scheme.
- Main bridge pumping station will be used as an interim arrangement.
- An application for a new pumping station has been lodged by IW with the LA.

**Further ABP comments:**

- Clarity was sought regarding drainage and water supply for this proposed development including an application for a main pumping station.

**6. Any other issues.**

**Planning Authority's comments:**

- The main issues include transport and open spaces.

**Prospective Applicant's response:**

- Will meet with the LA to discuss a transport action plan.

**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 [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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Tom Rabbette  
Assistant Director of Planning  
August, 2019