



An  
Bord  
Pleanála

## Record of Meeting ABP-305029-19

<b>Case Reference / Description</b>	332 apartments, creche and associated site works. Former Santry Demesne, off Northwood Avenue, Santry, Dublin 9.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	2 <sup>nd</sup> September 2019	<b>Start Time</b>	11:35 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:55 p.m.
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Hamilton, Planning Inspector
Ciaran Hand, Executive Officer
Hannah Cullen, Executive Officer – observing

### Representing Prospective Applicant:

Helena Gavin, Project Planner
Mike Higgins, Project Planner
Gerry O' Neill, Project Architect
Garry Flood, Project Engineer
Simone Kennedy, Project Landscape Architect
Andy Worsnopp, Project Arborist
Mick Cosgrove, Developer
Shane Geraghty, Daylight & Sunlight

### Representing Planning Authority

Regina Thompson, Planner
Claire McVeigh, Senior Executive Planner
Gemma Carr, Senior Executive Parks Superintendent

Niall Thornton, Executive Engineer
Darragh Sheedy, Executive Engineer

## **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 27<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 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 31<sup>st</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 for the site to include inter alia:**
  - **Quality and design of public/ semi- public open space provision including the provision of play facilities in line with apartment guidelines,**
  - **Daylight and sunlight analysis for existing apartments and apartments to the north of the site,**
  - **Access and appropriate provision of refuse for residential and commercial.**
  - **Housing mix, SPPR 1 and the inclusion of a Housing Need and Demand Assessment (HNDA).**
- 2. Quantum and quality of the provision of shared services, childcare and residential amenity provision.**
- 3. Quantum and justification for car parking provision.**
- 4. Any other matters.**

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

- Usability of the play area to the east of the site considering the location within the protected trees which will remain
- Management of all play areas and the provision of recreation facilities for all ages
- Daylight and sunlight analysis in relation to the impact on the existing buildings to the northern of the site and the proposed units within the scheme along the north
- Design of the interface between the commercial and retail, in particular the refuse areas and the apartments on the ground floor
- Noise impact of the retail unit on residential
- Treatment of the drop off points at the crèche and basement
- Apartment mix and justification for the high number of two beds units

**Planning Authority's comments:**

- A play area of 500m<sup>2</sup> is needed for small children
- The area of 136m<sup>2</sup> for younger children is acceptable however the quality could be improved
- Location of the play area under the trees is a concern
- Ensure that the trees are protected and use of Stormtech is appropriate
- The ditch could be used as storage for water
- There is attenuation and a discharge at Santry river
- Water quality has improved
- In regard to daylight/sunlight the applicant needs to be conscious of the 8-storey element
- If trees are being included it needs to be shown how much shadowing occurs
- There is more opportunity to provide the public realm
- Ensure that refuse collections are separate from the crèche drop off areas
- The applicant should submit a supporting retail statement within the uses proposed in the schemes
- Development plan standard for housing mix is different to the national requirements

**Prospective Applicant's response:**

- Position of the play area can be examined
- The whole scheme will be private and managed
- The south of the site will be redesigned to allow more sunlight into the courtyard
- Shadow diagrams show no negative impact and additional documentation will be submitted
- VSC method is being carried out

- The trees are oak, ash and sycamore and therefore will have a minimal impact on sunlight analysis
- The ADF levels are currently being done
- Interface between the retail units and parking can be examined
- The retail units will be triple glazed, ventilation for units will be appropriate and uses will be restricted to have limited impact on residential amenity
- Heat recovery is being used and there is natural ventilation
- Operating hours will be managed
- There will be no units containing late night take-away
- The management report will address the access points and crèche collections
- There is a good unit mix in the surrounding areas

**Further ABP comments:**

- Examine the location of the play area integrate with any management plan
- Address what is being done with the ditch/open space area
- The single aspect north facing apartments at Block D needs to be examined
- Detail the treatment of the access points at the crèche and basement
- In regard to retail units – ensure future proofing
- Submit a rationale as to why 89% of apartments are 2-beds
- There is no further information sought at application stage

**2. Quantum and quality of the provision of shared services, childcare and residential amenity provision.**

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

- The size, use and management of shared services
- The size and scale of the existing and proposed crèche
- School provision in the area

**Planning Authority's comments:**

- Detail the shared services
- Outline the desire lines

**Prospective Applicant's response:**

- Shared services are private for the residents
- The courtyard is only for occupants
- There is an existing crèche provided for housing units with 32 spaces and 72 are proposed in the scheme
- Schools have been assessed and additional analysis will be included to identify future capacity

**Further ABP comments:**

- Justify the need for a scale of the crèche
- The provision of the residential amenity must be commensurate with size of the scheme

### **3. Quantum and justification for car parking provision.**

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

- Basement parking and potential deficit in the quantum provided.
- Car Club spaces
- Shared spaces and use of adjoining car park for the scheme
- Electric charging points
- Financial Contribution for the upgrade of junctions in the vicinity of the site

#### **Planning Authority's comments:**

- Justification for a lack of 29 spaces should be included
- Ducting should be in place
- A financial contribution for a junction upgrade under section 48 is needed
- Bicycle access to the basement needs to be designed to standards
- Stackable cycle parking spaces should be investigated
- Visitor bicycle parking should have a roof and be secured

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

- Provision has been made for electric charge points and provision of charging can be done when a resident obtains a grant
- There are GoCar spaces
- Parking is 10% below the PA's minimum standards
- A Transport Impact Assessment will be provided as part of the EIAR although can also be submitted as a separate stand-alone document

#### **Further ABP comments:**

- If standards are different for cycle or car parking a rationale will be required
- If a contribution is being sought for the upgrade of junctions the Planning Authority should detail this provision
- The PA should submit details of any specific financial contribution required for the upgrade of junctions

### **4. Any other matters**

#### **ABP comments:**

- Submit a rationale for the ESB substation at the entrance
- Clarify in relation to the external stairs on drawings from the basement at east Block D
- Detail of NIS screening
- Ensure the futureproofing of space and apartment units

#### **Planning Authority's comments:**

- Detail the materials being used in relation to their distinctiveness and place making
- Submit a drawing showing what is public open space having regard to the possible provision of future taking in charge
- There should not be a monotony of height, variation of the buildings will allow sunlight and daylight through

- This location is not going to be landmark although distinctiveness is required
- In regard to Irish Water ensure that all consents for third party lands are sought

#### **Applicants Comments:**

- The substation is for electricity and the possibility of screening will be investigated
- External stairs from the basement at east block D is an error
- Stage 1 screening is being done
- The same brick is being used and distinctiveness will be outlined
- The aim is to build up the height towards a landmark building to the south of the site

#### **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  
September, 2019