



An
Bord
Pleanála

Record of Meeting

ABP-305291-19

Description	544 no. apartments, 3 retail units, crèche, communal facilities and associated site works. Former Gallagher's site, Junction of Airton Road and Greenhills Road, Tallaght, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7th October, 2019	Start Time	11:30am
Location	Offices of An Bord Pleanála	End Time	12:50pm
Chairperson	Rachel Kenny, Director of Planning	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Trevor Sadler, Director McGill Planning
Mark Elliot, Green Leaf Homes
Carlus Buckley, Ferreira Architecture
Igmar Ferreira, Ferreira Architecture
Celia Harris, Mitchell Associates
Ryan Mulvaney, Barrett Mahony
Shane Murphy, Renaissance Engineering

Representing Planning Authority

Hazel Craige, Senior Planner
Jim Johnston, Senior Executive Planner
John Hegarty, Senior Executive Engineer (Roads)

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 **24th September 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 **29th August 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. Masterplan for landholding/phasing, proposal in context of draft Tallaght LAP, PA issues as raised in Opinion.**
- 2. Residential Amenity**
- 3. Transport and parking**
- 4. Drainage and flood risk**
- 5. Any other matters**

1. Masterplan for landholding/phasing, proposal in context of draft Tallaght LAP, PA issues as raised in Opinion.

ABP sought further elaboration/discussion on:

- Overall landholding; queried time frame for future development on lands outlined in blue in submitted documentation
- Interface between proposed development and land outlined in blue; future accessibility to lands outlined in blue
- Queried whether the quality of the overall development would be impacted upon as the lands outlined in blue not being developed in the short term; need to ensure that proposal does not represent ad hoc, piecemeal development offering substandard amenity to residents
- Queried whether this a build to rent scheme, or otherwise
- Provisions of draft LAP for Tallaght Town Centre recently published
- Density, plot ratio and height concerns as expressed by PA in their Opinion.
- This is the first REGEN site in the immediate area proposed for redevelopment, so quality is key to set a standard; setting of benchmark for future developments
- Proposed uses at ground floor level to Airton Road, Greenhills Road and public open space
- Creation of active streetscape; desire to ensure vitality and vibrancy; idea of own door units onto areas of public open space and public realm
- Is there any need/use for live-work units?
- Part V requirements of PA
- Open space- quality and location; residual areas lacking in supervision; interface between public and private areas; permeability
- Elevational treatment; further refinement of elevational treatments; detailing/materials/finishes; quality of proposed development very important

PA Comments:

- Lack of connectivity and permeability between the areas as outlined in red and blue read as two completely different sites.
- The public spaces appear as communal due to accessibility; an analysis should be undertaken which details types of open space being provided
- Site outlined in red should be self-contained rather than having a scheme that is reliant on another; further lease options should be explored.
- LAP provides guidance and policy in relation to tenure and mix.
- Can allow for some flexibility however the development is considered too dense.
- Potential for more three beds within the scheme; tenure not in line with LAP.
- No objection to live-work units; if no demand for them would rather see units active through residency.
- No finalized Part V requirements as yet.
- Elevational treatment- concurs with ABP issues cited above; also issue with overhanging balconies.

Prospective Applicants response:

- Want to maximise permeability through the scheme; urban design report aims to outline this.

- Urban edge and the communal space need good day/sunlight which is the intention.
- Proposal also intended not to be dependent on lands outlined in blue
- Lack of connectivity between the north and south will be further examined.
- Amalgamation of entire land holding can't be carried out at the moment due to lease agreements in place.
- Development is not build to rent scheme.
- Draft LAP was not in place when the meetings with the PA took place, scheme is designed in accordance with the original LAP.
- Photomontages supplied show a strong argument that the height proposed can be accommodated
- The prominent location of the site at the junction of two roads is such that it can accommodate additional height.
- 1.1 seems low for a plot ratio, this development is currently at 1.9.
- Discussions have taken place with the planning authority regarding the active frontage.
- In terms of unit mix, demographics of the area have been examined, together with the demand for particular unit mixes.
- Views of the Dublin mountains from particular units.
- Comments about the balconies is noted; elevational treatments will be re-examined.
- An ecological assessment will be undertaken

Further ABP Comments:

- Acknowledged work undertaken by PA in drafting LAP
- Acknowledged location of site close to good public transport links, good employment base and Tallaght town centre
- Provide a justification/rationale for the plot ratio, tenure, mix and height proposed; address concerns of PA at application stage.
- Examine other strategic housing developments in the area.

2. Residential Amenity

ABP sought further elaboration/discussion on:

- Amenity of both existing residents in locality and future residents
- Anticipate potential third party submissions in this regard
- Amenity of future residents; north/east facing single aspect units on busy roads
- Sun/daylight analysis
- Consider issue of waste management
- Quality of roof terraces; a microclimate study should be carried out for the communal space at sixth floor level.
- Quality of private terrace areas fronting onto Greenhills Road and their proximity to Bus Connects corridor

Prospective Applicants response:

- Daylight analysis was undertaken out and satisfied with results
- Don't have concerns with regards single aspect units.

Further ABP Comments:

- Submit any justifications or quality analysis at application stage you may have to justify design.

3. Transport and parking**ABP sought further elaboration/discussion on:**

- Car parking provision
- Queried whether PA has any concerns regarding future access
- Advised to liaise with PA in relation to such matters

PA Comments:

- In relation to car parking provision, noted that public transport and connectivity is good, for example Luas line close by and many bus routes; not unduly concerned with level of parking proposed
- Pedestrian crossing to be looked at around Greenhills road.

Prospective Applicants response:

- Pedestrian crossing is important to the development.

4. Drainage and flood risk**ABP sought further elaboration/discussion on:**

- Liaise with PA and Irish Water prior to lodging of application

PA Comments:

- Calculations and methodology need to be produced at application stage.

Prospective Applicants response:

- Currently engaging with Irish Water, talks are still ongoing.

5. Any Other Matters**ABP sought further elaboration/discussion on:**

- Elevational treatment of the site; consider simplification of approach, further refinement.
- The standard of architectural treatment, quality of finishes/detailing and materials are vital.
- Ensure all drawings are legible; difficulty reading the level plan,
- Ensure all photomontages/CGIs are accurate; queried accuracy of some CGIs.

PA Comments:

- Phasing of the blocks, the order of how they will be built and phased out.

Prospective Applicants response:

- Will re-examine elevational treatments
- Appears there will be an EIAR at this stage due to the number of units.

Further ABP Comments:

- Ecology reports required in relation to the surrounding river.
- Additional CGIs/visualisations would be beneficial
- Address details of liner park along Airton Road with PA.

Conclusions:

The representatives of ABP emphasised the following:

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- 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

Rachel Kenny,
Director of Planning
October, 2019