



An  
Bord  
Pleanála

## Record of Meeting ABP-305419-19

<b>Description</b>	444 no. apartments, creche and associated site works Village Road, Aikens Village, Stepside, Dublin 18.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	21st October, 2019	<b>Start Time</b>	11:30am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	1:00pm
<b>Chairperson</b>	Tom Rabbette, Assistant Director of Planning	<b>E.O.</b>	Hannah Cullen

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Rick Larkin, Applicant
Eugene Larkin, Applicant
Graham Tyler, Applicant
Stephen Little, Stephen Little & Associates Planning Consultant's
Eoin Newman, Stephen Little & Associates Planning Consultant's
Igmar Ferreira, Ferreira Architects
Diarmuid Phelan, Ferreira Architects
Ulick Burke, Kavanagh Burke Consulting Engineers
Declan O'Leary, Kavanagh Burke Consulting Engineers
Shaun Grima, Aecom Consulting Engineers
Ceila Harris, Mitchells Landscape Architects

### Representing Planning Authority

Julianne Prendiville, Planning DLR
Ger Ryan, Planning DLR
Naoimh Fleming, Planning DLR

Elaine Carroll, Drainage DLR
Dermot Fennell, Transport DLR
Donal Kearney, Assistant Parks Superintendent.

## **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 **10th October, 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 **13th September, 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:**
  - Site area
  - Quantum and quality of the provision of shared services, childcare and open space facilities.
  - Dual aspect design and calculations.
  - Sunlight and Daylight analysis.
  - Main interface areas and treatment along the Village Road.
- 2. Residential Amenity**
- 3. Part V provision**
- 4. Surface water attenuation and foul water capacity**
- 5. Any other matters**

## 1. Development Strategy

### ABP sought further elaboration/discussion on:

- Lands within the applicant's ownership and the inclusion of all works within the red line.
- The proposal and or intention of any BTR units, the quantum and quality of the provision of shared services, childcare and open space facilities.
- Dual aspect design and calculations.
- Absence of sunlight and daylight analysis, in particular compliance with internal VSR/ BRE standards.
- Design of main interface areas and including the treatment along the Village Road.
- Treatment of ground floor elevations considering the inclusion of undercroft parking and levels of surrounding public footpaths.
- Works carried out under 2010 and 2016 two previous applications, 2010 being the entire site area.
- Parking mentioned in the planning authority's submission as the quantum being deficient.
- Is the previous application relied on for any services including SUDS/surface water?
- Be mindful as the drainage design shows previous application catchment and the appropriate site area.
- Use and management of the communal facilities
- Possibility of moving the ESB station from
- Calculation and quantum of spaces provided for the crèche

### PA Comments:

- The drop off area along Village Road is within the ownership of the Council.
- Lack of car parking spaces or cycle parking in particular the crèche and visitor parking, not in line with the development plan standards.
- In sections 1 and 2 of the development there is a lot of congested on street parking.
- Open space has not been delivered around the reservoir area from the 2010 application, and it is sealed off currently.
- Current owners need to finish off previous works, all the residential units have been completed bar the open space.
- This development depends on good quality open space.
- Possibility of making the play area larger, broader play options for a variation of age groups.
- Not worried about retail units as there is nearby shopping.
- No facilitation of crossing points to Thornby Road.
- Development density and height is quite high.
- Additional discussions about connections and crossings are invited.

### Prospective Applicants response:

- The applicant is not the same applicant as the previous 2010 or 2016 applications.
- The applicant is not dependant on any previous applications for the proposal.
- Not all of the open space to the left of the development is taken in charge and the planning authority are following up on compliance.
- The site is within 1km to the Luas line justifying 1 parking space per residential unit.
- The development plan states 1 space per unit is the guide.
- Providing 12% public space and 10.1% communal space in the red line.

- There is no requirement to rely on previous permissions for the proposed development
- Apartment guidelines have been followed and met.
- There is open space at ground floor level for the crèche.
- This is not a build to rent scheme.
- Plenty of roaming area for teenagers has been provided.
- Quality open space will be provided.
- Crossing points between the adjoining estates will be looked into.
- A building lifecycle report will be prepared.
- The communal residential facilities are not open to the public.
- There is an outdoor gym area on the grounds.
- The dual aspect element can be looked at again and redesign the apartments to comply with the standards.
- Acknowledge the sunlight and daylight analysis will be included.
- Orientation of the open spaces will be looked at again.
- Location of ESB station can be looked at.
- There are two primary schools and two secondary schools in the area further analysis of the Department capacity will be provided.

**Further ABP Comments:**

- Consider future implications on the owners and residents for management of the facilities.
- The site is considered to be a greenfield site therefore justification of 50% dual aspect with appropriate design of apartments should be considered.
- At application stage submit a justification of car parking and cycle parking and the mobility management plan showing the surrounding area.
- An analysis of other crèches in the vicinity could be useful at application stage along with justification of calculations for crèche size.
- Analysis of the educational spaces.

**2. Residential Amenity**

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

- Overlooking balconies.
- Separation distances.
- Permeability throughout the site.

**PA Comments:**

- 22 metres of separation for first floor window facing on Thornby Close.
- An arborist will look at the Eastern boundary.
- Cycle parking doesn't seem to comply with DLR standards.
- Residents will not be encouraged to cycle.
- The use of Sheffield stands for bike parking could be introduced.

**Prospective Applicants response:**

- The required separation distances have been provided.
- A blown-up area drawing showing dimensions can be submitted for application stage.
- There is no wind/microclimate requirement.
- A cover letter has been submitted by an arborist.

- 50% has been given for bike parking along with an additional 20% provided for visitor parking.
- Justification and drawings will demonstrate our reasoning behind the bike parking.

### **3. Part V provision**

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

- 44 spaces for lease appears to lean more towards a build to rent scheme

#### **Prospective Applicants response:**

- There is no objection to selling the units off, correspondence with the social housing section indicated a preference for leasing units as there was no funding for purchase.
- The development is not build to rent.

#### **PA Comments:**

- Query if the housing unit had discussed Part V before the submission of opinion to ABP, further discussions advised.

### **4. Surface water attenuation and foul water capacity**

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

- The drainage design appears to have catchments and sub catchments.
- Ensure there is no issues when the time comes to make an application.
- The capacity issues raised by Irish Water and the provision of 3<sup>rd</sup> party consent.

#### **PA Comments:**

- The applicant will have to ensure the proposed development will not have a negative impact on the surrounding area and consider the surface works from the 2010 permission
- Appears to be a lack of information to assess going off the previous scheme.
- Clarity is needed on how the schemes can/will interact.

#### **Prospective Applicants response:**

- Not reliant on any previous applications this is a stand-alone scheme.
- There may be some issues if the 2010 application has not been built as granted.
- Waiting for Irish Waters study however they have stressed there is capacity in the network.
- Irish Water don't appear to know who the 3<sup>rd</sup> party is, awaiting clarification on this.
- A treatment and network analysis has been done which seems to appear satisfactory.

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

- 100% satisfaction with the network prior to application being made.
- Irish Water seem to be flagging an issue in their report and further discussions are advised.

## 5. Any other matters

### PA comments:

- Possibility of looking at the building heights again appears to be 2 storeys too high, include a building height strategy at application stage.
- Development is welcomed by the planning authority on this site.
- There are concerns about the intensity on the site, but welcome any discussions with the applicant.
- Supply LUX contour drawings at application stage.
- In the 2016 application the trip generation rates in the AM and the PM have been significantly reduced in the transport/traffic report supplied in this preapplication.

### Prospective Applicants response:

- Open to further discussions with the planning authority.
- The latest version was used to get the numbers for trip generation, but this can be looked into again and amended if needed.

### Conclusions:

#### The representatives of ABP emphasised the following:

- 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  
November, 2019