



An
Bord
Pleanála

Record of Meeting ABP-305535-19

Case Reference / Description	Demolition of existing industrial buildings on site and construction of 211 no. apartments and associated site works. Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	13 th November 2019	Start Time	14:10 p.m.
Location	Offices of An Bord Pleanála	End Time	15:30 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una O' Neill, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

James Doyle – Client (Sq Ft Property Services Limited)
Laura Brock – Director (Brock McClure Planning & Development Consultants)
Camille Bleytou – Town Planner (Brock McClure Planning & Development Consultants)
Arthur O'Brien – Managing Director (C+W O'Brien Architects)
William Power – Director (C+W O'Brien Architects)
Rachel Ivers – Senior Transport Planner (Curtins Engineering Consultants)
Diarmuid Healy – Technical Director (Curtins Engineering Consultants)
Joe Coleman – Technician (Curtins Engineering Consultants)
Declan O'Leary – Managing Director (Cunnane Stratton Reynolds Land, planning & Design)

Representing Planning Authority

Hazel Craigie- Senior Planner
Jim Johnston- Senior Executive Planner
Colm Maguire- Assistant Planner
Brian Harkin- Senior Executive Engineer (Water & Drainage)
Ronan Toft- Assistant Engineer (Water & Drainage)
Laurence Colleran- Senior Executive Parks Superintendent
Oisin Egan, Executive Parks Superintendent
John Hegarty, Transport

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 29th 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 1st October 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. **Prematurity of SHD with regard to South Dublin Development Plan 2016-2022 and status of draft Tallaght Town Centre Local Area Plan 2020-2026.**
2. **Development strategy, specifically in relation to context/location of site, juxtaposition with neighbouring land/land uses, and REGEN development criteria.**
3. **Density, height and amenity for future occupants.**
4. **Design Issues, including inter alia the number of north facing single aspect units.**
5. **Site services.**
6. **Any other matters.**

1. **Prematurity of SHD with regard to South Dublin Development Plan 2016-2022 and status of draft Tallaght Town Centre Local Area Plan 2020-2026.**

ABP sought further elaboration/discussion on:

- Status of the draft LAP and associated statutory time frame.
- Further consideration is required in relation to the policy context.
- National guidelines support a plan led approach to development in urban areas. The County Development Plan under the Core Strategy, policy 6, requires a LAP for this type of area. The draft Local Area Plan for Tallaght, which covers the appeal site, has been published and is going through the statutory process. There are clear differences between this application and the draft Local Area Plan.
- Further consideration needs to be given as to the timing of the planning application in the context of the draft plan going through the statutory process.

Planning Authority's comments:

- The LAP is in draft stage.
- This is a piecemeal approach to development in this area.

Prospective Applicant's response:

- The LAP is currently in draft stage.
- The applicant has made a submission on the draft LAP.
- The application was prepared and discussed prior to a timeframe being in place for the LAP.
- The proposed development is commercially unviable if it is to comply with the draft LAP.
- The application has considered the wider context of the development lands surrounding this site and can be developed without impacting development potential of neighbouring lands.

Further ABP comments:

- The proposed development is not in isolation.

- The LAP is a key policy framework for this development and other developments. The LAP is at draft stage.
- Documentation submitted with any application needs to consider impact of developing this site ahead of the adoption of a final LAP for this REGEN zoned area.

2. Development strategy, specifically in relation to context/location of site, juxtaposition with neighbouring land/land uses, and REGEN development criteria.

ABP sought further elaboration/discussion on:

- Constrained nature of existing site, which is 0.8ha, set back from Belgard Road, and located in between sites in separate ownerships.
- Proximity and outlook to warehouse at Comans distributors. Amenity of future residents given the context of this adjoining and operational industrial unit.
- Proximity of the vacant HSE office building.
- HGV access across the access road to the front of the site – certainty needed over whether existing access is to be closed.
- To consider impact of relocated traffic on the wider network.
- Mitigation in terms of noise pollution, air pollution, nuisance etc, given operation of surrounding industrial estate.
- Site interface to west and east with regard to scale and nature of existing uses.
- Public realm to north with regard to pedestrian movement and priority.
- Impact on dwellings to the south.
- Timeline for the redevelopment of the wider area, specifically the adjoining sites, is a consideration.

Planning Authority's comments:

- The interface is a concern.
- The scale of the site at below 2ha cannot set its own character.
- Show the different proposed HGV entrances and the impact diverting this HGV traffic will have on other areas/on the road network.
- Clarify what junctions will be in use.
- Missing an LAP to guide development. Proposal is contrary to a number of elements within the draft LAP.

Prospective Applicant's response:

- There are other existing vehicular access points to Comans and the entrance can be closed off.
- HGV access will be moved elsewhere.
- Open space is being delivered in its entirety.
- In the long term the whole area will be developed, and the interface will improve. Development has to start somewhere. Other sites in the immediate area are open to being redeveloped.
- Proposal can be accommodated alongside development of the surrounding sites.

Further ABP comments:

- Clarity and certainty required in relation to HGV access to adjoining site and potential impact/conflict with the SHD.
- Concern over quality of the public realm and pedestrian movement.
- Further detail in relation to sunlight/daylight analysis and noise impact required.
- Detail the relationship with other buildings.

3. Density, height and amenity for future occupants.**ABP sought further elaboration/discussion on:**

- Height strategy for the area and how proposed development would fit in with this.
- Location of site set back from the road and isolated in terms of its immediate context.
- Amenities for future residents in terms of outlook and access to larger open space/amenities in the wider area.

Planning Authority's comments:

- There should be a better step down for bungalows to the south of the site
- Scheme is too dense.
- The proposed development would be deemed premature in relation to amenities in the surrounding area.
- A masterplan for this and adjoining sites would provide more clarity.
- There should be more play provision for the internal courtyard.
- More tree planting is needed for car parking areas to improve the public realm.

Prospective Applicant's response:

- Step down for bungalows to the south of the site will be better than draft LAP standards.
- There will also be an improved separation distance given positioning of southern block.
- Play provision for the courtyard will be examined.
- Parking at the front will be reviewed. This is not associated with the proposed development but forms part of public realm improvements proposed by this development. Surface car parking is not for proposed development.
- Greener frontage at Colbert's Fort can be done.
- Screening is being maximised for east and west boundaries.

Further ABP comments:

- In relation to set-back, justify the height strategy in terms of existing policy context. Development plan supports height at strategic and landmark locations.
- Address the requirement for a crèche.

4. Design Issues, including inter alia the number of north facing single aspect units.

ABP sought further elaboration/discussion on:

- There are a number of north facing single aspect units. This to be considered further in context of apartment guidelines.
- Pedestrian movement from Belgard Road into the site/compliance with DMURS.
- Crèche provision.

Planning Authority's comments:

- All outstanding design issues must be addressed

Prospective Applicant's response:

- North facing single aspect units are being examined.

Further ABP comments:

- Clarify the public realm works, open space layout, and pedestrian movement.
- Re-examine proposal for single aspect north facing units in context of national guidelines and amenity for future residents.
- Road safety audit.

5. Site services

ABP sought further elaboration/discussion on:

- Surface water drainage strategy.
- Attenuation – scale of area proposed.
- Traffic impact assessment.
- Car parking.

Planning Authority's comments:

- Query over baseline figures used, assumptions, and scale of attenuation tank proposed. The attenuation tank area needs to increase by between 200%-300%.
- Long term storage is required.
- Clarify water pumping and taking in charge areas.
- Provide a cross section drawing for SUD's.
- The figure for traffic assessment is low. Car parking of 0.37 is on the low side. A rationale will be required.

Prospective Applicant's response:

- Green roofs and permeable paving are being proposed.
- This will help attenuation.
- No pumping proposed, it will be done via gravity.
- The attenuation tank is storm-tech. It s considered that the level of storage is adequate.
- Traffic assessment based on a 24-hour average.
- Refuse and fire access is proposed for along west of the site.

Further ABP comments:

- Applicant to consult further with planning authority on attenuation and SUDS strategy.
- Clarify car parking levels and rationale for same.
- No further information request is possible at application stage.

6. A.O.B.

ABP comments:

- Notification of Department of Defence and Air Corp.
- Follow guidelines in relation to Build to Rent units, including advertising requirements, refer to SPPR 7 of the apartment guidelines.
- Address the supporting residence support facilities and resident services and amenities required for BTR.
- Address PA comments in relation to Heatnet system.
- Consideration of e-car infrastructure.

Planning Authority's comments:

- No further comments raised.

Applicants Comments:

- Electric charge points are 10%
- There is provision for cabling as opposed to ducting. At basement level there will be cabling at roof level.

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 **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

November 2019