



An
Bord
Pleanála

Record of Meeting ABP-305677-19

Case Reference / Description	Demolition of 3 no. existing houses and the construction of 197 no. residential units (148 no. houses and 49 no. apartments), creche and associated site works. Lands located to the east of Stoney Hill Road, Rathcoole, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27 th November 2019	Start Time	14:20 p.m.
Location	Offices of An Bord Pleanála	End Time	16:00 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Gareth Stanley, Romeville Developments Limited
Colin Stanley, Romeville Developments Limited
Robert Keran, (Planning Consultant), Virtus
John Kirwan, Virtus
Arthur O'Brien, (Architect), C&W O'Brien Architects
Paul Urwin, (Architect), C&W O'Brien Architects
Linda Doyle, (Landscape Architect), Doyle & O'Troithigh Landscape Architects
Michael Dunne, (Transportation Consultant), Aecom
Matteo Iannucci, (Civil Engineer), Aecom
Jacqueline Haley, (Transport Engineer), Aecom

Representing Planning Authority

Fiona Redmond, Senior Executive Planner
Suzanne O'Toole, Executive Planner
William Purcell, Senior Engineer (Roads)
Ronan Toft, Assistant Engineer (Water & Drainage)
Oisín Egan, Executive 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 12th November 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 16th 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. Principle of development of RES-N zoned lands.**
- 2. Residential design and layout, landscape and visual impacts.**
- 3. Roads and traffic impacts.**
- 4. Site services and flood risk**
- 5. Childcare provision**
- 6. Ecology and bats impacts**
- 7. Any other matters.**

1. Principle of development of RES-N zoned lands.

ABP sought further elaboration/discussion on:

- The requirement for the development to be in accordance with an 'approved area plan' as per the RES-N zoning
- Status of the draft Masterplan prepared by South Dublin County Council for the RES-N zoned lands to the east of the site, as presented to Council on 14th October 2019.

Planning Authority's comments:

- Lands to the east require a masterplan
- There is currently no approved area plan for the RES-N lands to the east of the site.
- The applicant should ensure that this proposal is compatible with any masterplan for the lands to the east and does not compromise the future development of the adjoining site.

Prospective Applicant's response:

- The applicant is willing to consult further with the PA on this matter.
- An area plan could be submitted with an application
- There is precedent with the P.A for the submission of masterplans with planning applications.

Further ABP comments:

- Clarify the principle of development and RES-N zoning
- An area plan for both sites, or for the development site, which is satisfactory to South Dublin County Council, would be beneficial to the applicant when lodging the application.
- Development should not compromise the delivery of development at the zoned lands to the east of the site.

2. Residential design and layout, landscape and visual impacts.

ABP sought further elaboration/discussion on:

- Layout of the proposed development
- Levels of the site, requirement for ground works and retaining walls.
- Functionality and layout of landscaping and open spaces.
- Impacts on visual and residential amenities.

Planning Authority's comments:

- The change in levels will have an impact on amenities of adjoining properties
- Apartment layout is a concern, particularly units at ground level adjacent to retaining walls.
- The level difference at the apartment block will result in significant cutting and ground works.
- Development site is considered to be 'edge of centre' at Rathcoole with regard to residential density and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

- More detail is needed, sections, landscaping, gradients on the site, hedgerows and open space
- There is a need for street trees and more trees in the public realm.
- Play provision is insufficient- more natural play spaces are needed
- There needs to be a shadow and light analysis regarding the impact of existing units to the north of the site
- Detail the relationship between existing and proposed units
- The applicant should outline the proposed housing typologies on the site

Prospective Applicant's response:

- The development has been designed to minimise the need for cut and fill and avoid the use of retaining walls.
- The location of the access road has been selected to reduce the need for ground works.
- There are no retaining walls -except at the apartments, where they will be screened by landscaping / existing vegetation.
- Apartments are below the 12-metre line and located closer to the town.
- 70% of houses are facing into open spaces
- The density is 40 units per hectare

Further ABP comments:

- Submit a detailed rationale for cut and fill and proposed levels
- Cross sections should be submitted
- Provide details of the open spaces and consider passive surveillance
- Outline the relationship between existing and proposed residential units
- Justify the density and how the development fits in with the wider Rathcoole area

3. Roads and traffic impacts.

ABP sought further elaboration/discussion on:

- Road connections to the wider area
- Traffic calculations and impacts

Planning Authority's comments:

- There should be no ransom strips
- The width of the spine road should be increased to 6 metres
- Heavy goods vehicles would need a 6-metre-wide road
- Slopes and gradients are acceptable
- Detail the auto track analysis

Prospective Applicant's response:

- A 6-metre-wide road would create a rat run and is not compliant with DMURS
- 6 metres is acceptable at the access interface
- The spine road has been designed to prevent on-street parking outside of designated parking areas.

Further ABP comments:

- Applicant to indicate the location of potential future connections
- Applicant to carry out a detailed TIA.

4. Site services and flood risk

ABP sought further elaboration/discussion on:

- Location of attenuation tanks
- Surface water drainage proposals
- Need for an upgrade of the Tay Lane Pumping station
- Flood Risk as part of the site is located within Flood Zone associated with the river to the south east.

Planning Authority's comments:

- The location of attenuation tanks needs to be 5 metres from any adjacent structure
- Information is needed for the breakdown of the surface area and run off calculations
- The design of the landscaping is to be integrated with the surface water design and SUDS measures.

Prospective Applicant's response:

- Green roofs and porous paving are being provided
- There is limited scope for SUDS measures at the site due to topography
- There will be tree pits with attenuation
- The attenuation is stormtech
- The applicant can address the comments of Irish Water r.e. the Tay Lane pumping station
- There are no flooding issues in the area

Further ABP comments:

- Ensure integration with SUD's and landscaping
- Provide more detail regarding potential flood risk in this area and the wider area
- There is no further information sought at application stage

5. Childcare provision

ABP sought further elaboration/discussion on:

- Extant permission for a creche
- Compliance with national planning policy on childcare provision for residential developments

Planning Authority's comments:

- Creche location is acceptable
- Concerned about potential impacts on adjacent residential amenities
- There should be an overshadowing and visual impact analysis carried out
- If there is a grant – phasing should be front loaded for the creche to be built first

Prospective Applicant's response:

- Potential impact on the adjacent dwelling can be examined

Further ABP comments:

- Submit a childcare rationale
- Provide details of potential traffic impacts and the play area and how the creche serves other developments

6. Ecology and bats impacts

ABP sought further elaboration/discussion on:

- Submitted Ecological Impact Statement does not consider potential bats impacts.
- Loss of foraging and commuting habitats in hedgerows.
- Presence of possible bat roosts in existing buildings on the site.

Planning Authority's comments:

- 551 metres of existing hedgerow will be lost
- There is a lack of street trees

Prospective Applicant's response:

- Hedgerows will be retained where possible
- There will be woodland planting as a mitigation measure
- The number of street trees can be increased
- There is a bat report

Further ABP comments:

- Submit an ecological report
- Ensure that the bat report contains up-to-date information

7. Any other matters

ABP comments:

- Address any national monuments in the area

Planning Authority's comments:

- No further comments

Applicants Comments:

- No further comments

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
December 2019