

An
Bord
Pleanála

Record of Meeting ABP-305712-19

Description	108 no. residential units (28 no. houses, 80 no. apartments) crèche and associated site works. Stocking Lane, Ballyboden, Dublin 16.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27 th November, 2019	Start Time	11:30am
Location	Offices of An Bord Pleanála	End Time	13:05pm
Chairperson	Tom Rabbette, Assistant Director of Planning	E.O.	Maeve Williams

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Maeve Williams, Executive Officer

Representing Prospective Applicant:

MacCabe Durney Barnes Ltd, Prospective Applicants
Jerry Barnes, MacCabe Durney Barnes Ltd, Planning Consultants
Matt Barnes, Architect
Rosemarie McLaughlin, MacCabe Durney Barnes, Planning Consultants
Shaun Grima, Aecom Engineers (Traffic)
Cass Roche, Landscape Architect
Ciaran O'Brien, OBA Consultant Structural and Civil Engineering

Representing Planning Authority

Jim Johnston, Senior Executive Planner
Colm Maguire, Assistant Planner
Ronan Toft, Assistant Engineer (Water & Drainage)
Oisín Egan, Executive Parks Superintendent
John Joe 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 **13th 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 **17th 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. Development Strategy:

Site layout and form, connections and permeability (within site and with adjoining lands/estates), wayleave through the site.

Urban design and architectural approach particularly with regard to car parking layout, disposition of open space and landscaping, including tree retention policy/rationale; treatment of urban edges and public realm, housing mix/typology, finishes and materials, impact on adjoining residential properties.

2. **Design** in particular with regard to the design, finishes and materials of the apartments blocks, duplex units and houses.
3. **Drainage & Flooding.**
 - Surface water attenuation.
 - Swale and integrated constructed wetland.
 - SUDs
 - Site Specific Flood Risk Assessment.
4. **Roads infrastructure**, access and parking including wider vehicular, pedestrian and cyclists connections and measures to reflect DMURS.
5. **Ecology & Bats.**
6. **Childcare/provision of crèche** in particular location within the site, design and scale.
7. **Any Other Business**

1. Development Strategy:

ABP sought further elaboration/discussion on:

Site layout and form, connections and permeability (within site and with adjoining lands/estates), wayleave through the site.

Urban design and architectural approach particularly with regard to car parking layout, disposition of open space and landscaping, including tree retention policy/rationale; treatment of urban edges and public realm, housing mix/typology, finishes and materials, impact on adjoining residential properties.

Prospective Applicant's comments:

- The layout is dictated by the constraints of the site, in particular the IW overflow pipe that runs at a depth of c.4/5m under the site in a west to east direction from Ballyboden Waterworks to Springvale estate to the east.
- The layout and provision of open space to the front of the site would facilitate the potential development of lands to the north that may face onto the proposed public open space provided along the NW corner of the site.
- A perimeter block cannot be provided on the north western corner as the area is too small and there is a cluster of trees that form the setting and character of the site that are to be retained at this location.

- The provision of pedestrian/cycle links are provided within the site. Linkages to the existing infrastructure to the south would require alterations to the existing pedestrian crossing at Prospect at the applicant's expense. Linkages to the north would be outside their control but have no objection to exploring these linkages further with the planning authority.
- The lands to the north were stated to be in different ownership and were referred to as potential development that could link in with the site. The blue line is correct.
- Revise design proposals, moving units forward, to address the width of the west-east road and corner sites is an option that is being explored. The vision was the creation of a boulevard to address the requirement of the Public Realm section for trees to be planted.
- Option of removing some surface parking where the apartment block and duplex are and provide these underground. It is not feasible to move the spaces serving the houses to the basement carpark.
- Connectivity to adjoining developments will be enhanced with the inclusion of a retail unit.
- Physical constraints included providing parking within the curtilage of the houses, which will take away from the Boulevard feel to the proposed development. And the PA did not want trees in private ownership. They will now be positioned in the open space.
- The overflow pipe was another constraint. The wayleave is 10 metres in total including the pipe, which is 600mm in width. Trees are not allowed to be planted within this zone. The watermain constraint needed to be addressed to provide parking, trees, boulevard appearance to the proposed development.
- Revision of number of 2 bed units and internal layouts to comply with the 2018 Guidelines will be submitted at application stage.
- A draft overshadowing report has been prepared.
- Less trees to be removed than originally stated. A revised arborist report and revised tree removal strategy and landscaping plan to be submitted at application stage.

Planning Authority comments:

- The width of the public footpath at 1.2 metres is very narrow, the preferred width is 2 meters.
- Planning history of the proposed development outlined constraints for example, roads, trees the perimeter of the proposed development.
- The reduction of car parking spaces in the proposed development would be welcomed.
- Queried if the lands to the north were in the same ownership then the blue line would need to be revised. And if the proposed development will connect with other adjoining lands in the future.
- Would welcome linkages throughout the site and with the existing pedestrian /cycle infrastructure to the north and south of the site.
- Mature trees should be retained where possible. The extensive removal of mature trees would not be acceptable.
- Welcome revised design solutions to address the corner sites and width of the main west-east road.
- More detail required relating to the proposed kick about area and Multi Use Games Area (MUGA).
- CGI should be submitted showing the boulevard with all carparking spaces filled.
- A bespoke urban edge be considered for units 11, 12 and 13 and to consider reconfiguring the urban edge for the creche.

Further ABP comments:

- The development has a strong urban edge in the form of block to the south western portion of the site that has not followed through to the northwestern portion.
- If it PA policy to retain the rural character of the eastern side of Stocking Lane, then the prospective applicant at application stage should clearly set out the rationale for this approach.
- Ideally linkages should be provided through the lands to the north in the interest of connectivity and permeability.

- Queried if these lands (Coolamber site that was refused permission under ABP 304458) were in the same ownership. (IW letter of feasibility refers to 122 units at Coolamber).
- Referred to SHD applications in urban areas, outside Dublin, that have a similar character to Stocking Lane that have been refused permission on the grounds of poor/no pedestrian connections to the surrounding area.
- If design of units and layout is pursued at application stage a strong justification is needed.
- Report addressing the impact on the residential amenities of adjoining properties and properties within the proposed scheme should be submitted at application stage.
- Examine the carparking requirement, access to public transport and address the concerns raised relating to perpendicular parking spaces and compliance with DMURS.
- Concerns relating to the location and quality of public and semi-private open space, including kick about area to the front of the site.
- Applicant and PA to further discuss connectivity issues.

2. Design

ABP sought further elaboration/discussion on the design, finishes and materials of the apartments blocks, duplex units and houses.

Prospective Applicant's comments:

- Finishes have been selected taking into consideration the Irish Weather.
- Material Palette: Cut Wicklow granite, brick and dry dash (more suited to Irish weather).
- Revised proposals for a number of units are under consideration.

Planning Authority comments:

- Building Life Cycle Report required at application stage.

Further ABP comments:

- Note that the creation a sense of enclosure along the west-east Boulevard will have an impact on the layout and siting of units and any revised design proposals to units should reflect these changes
- A Building Life Cycle Report will be required at application stage, this should include internal communal areas.
- If the design is to be pursued, a design statement clearly setting out how the current proposals evolved and address the constraints should be included at application stage.
- Additional CGIs are required clearly showing the proposed development in the context of the existing built environment. Views from Springvale, Prospect, Coolamber, St. Winnows towards the site should also be included.

3. Drainage & Flooding.

ABP sought further elaboration/discussion on drainage and flooding issues outlined in the proposed application.

Prospective Applicant's comments:

- Alternative attenuation systems under consideration.
- Open to examining alternative locations and systems.

Planning Authority comments:

- Attenuation proposals need to be addressed further.
- Further details required relating to SUDs and the constructed wetlands.
- Issue of a catastrophic failure at Ballyboden Waterworks should be addressed.

Further ABP comments:

- Liaise with the Drainage Section and Public Realms relating to Drainage, SUDS and the constructed Wetlands prior to lodging an application.
- Examine the application for Scholarstown Wood and see how this matter was addressed. Refer to it in the Site Specific Flood Risk Assessment that will be required at application stage.

4. Roads infrastructure

ABP sought further elaboration/discussion on access and parking including wider vehicular, pedestrian and cyclists connections and measures to reflect DMURS.

Prospective Applicant's comments:

- Designated parking is provided at the crèche and retail unit, a set down area is provided beside the crèche. It is envisaged that these spaces would be available for visitors when the crèche/retail unit is closed.
- The provision of a vehicular access to Springvale was not raised in the reasons for refusal under the previous application or at the section 247 meetings and it is considered unreasonable to raise it at this late stage.
- To regrade the site to provide the 'distributor' road would result in the loss of c. 22% of the development which would render the development unfeasible.

Planning Authority comments:

- Option of removing some surface parking where the apartment block and duplex are and provide these underground is welcomed.
- The provision of a link to the east (Springvale) was discussed at Section 247 meeting under permeability.

Further ABP comments:

- The potential of providing a vehicular link to Springvale needs to be considered/addressed. The Planning Authority have indicated such a link should be explored. The prospective application should examine the feasibility of providing this link and liaising with the Planning Authority prior to lodging an application. If not such link is proposed then justification at application stage should be submitted.
- Carparking to be examined and justified.

5. Ecology & Bats.

ABP sought further elaboration/discussion on ecology and bats within the boundary lines of the proposed development.

Prospective Applicant's comments:

- A Bat Survey was carried out and there are no bats on site.
- Report to be prepared and proposals submitted to address the concerns raised by the Heritage Officer.
- A Public Lighting Strategy has been prepared that addresses, inter alia, the potential impact of bats feeding on the site.

Planning Authority comments:

- Potential for bats to be roosting on lands to the north of the site and mitigation measures are required to address the impact of the proposal, in particular the public lighting on the bats potential feeding habits.

Further ABP comments:

- The matter should be addressed in the documentation to be submitted at application stage.

6. Childcare Provision of creche:

ABP sought further elaboration/discussion in relation to the provision of crèche in particular location within the site, design and scale.

Prospective Applicant's comments:

- Childcare proposed as the development exceeds 75 units.
- It is anticipated that 25 -30 children will avail of the crèche facilities.
- The location of the crèche has changed from the original plans and is now located beside the open space.
- The proposed development is a plug site and there is scope it will serve the wider area.

Planning Authority comments:

- No further comment.

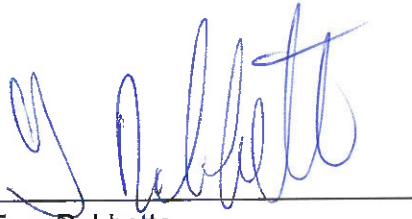
Further ABP comments:

- Report to be prepared outlining the scale of the proposed childcare facility, demand and justification for the scale of the unit, its location and design.

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



Tom Rabbette,
Assistant Director of Planning



December 2019

