



**An
Bord
Pleanála**

Record of Meeting ABP-305727-19

Description	145 no. apartments and associated site works. Lands adjacent to the existing residential development known as The Gallery, Turvey Walk off Turvey Avenue, To the west of Donabate Train Station, Donabate, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	2 nd December, 2019	Start Time	11:30am
Location	Offices of An Bord Pleanála	End Time	12:45pm
Chairperson	Tom Rabbette	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Fiona Fair, Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

John Downey, Downey Planning
Anne McElligott, Downey Planning
Karla Santos, Downey Planning
Justin Halpin, Downey Planning & Architecture
Alessandra Minicuci, Downey Planning & Architecture
Ray Goggin, Molony Millar Consulting Engineers
Maciej Skiba, Downey Landscape Architects
Charlie Hyland, Elchior Construction Limited
Max Hyland, Elchior Construction Limited

Representing Planning Authority

Deidre Fallon, Senior Executive Planner
Niall Mc Kiernan, Senior Executive Engineer
Gemma Carr, Senior Executive Parks Supt
Niall Thornton, Executive Engineer

Carmel Brennan, Senior Architect

Ian Campbell, Executive Planner

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 **15th 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 **21st 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 having regard to urban and architectural design context of the proposed development within Donabate.**
- 2. Proposed Residential Amenity in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018.**
- 3. Car Parking and Cycle Parking**
- 4. Childcare Provision**
- 5. Upgrade to the water and foul water network and confirmation of agreements being put in place between the developer and Irish Water.**

6. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála on the 15th November 2019.

7. Any Other Matters

1. Development Strategy

ABP sought further elaboration/discussion on:

- Clarification on the design of the scheme.
- Connections to Turvey Grove from the site.
- Drawings appear to show a pedestrian route through the site, greater clarity required at application stage.
- Pedestrian routes appear very close in proximity to the building blocks.
- Red line boundary at Turvey Lane

Planning Authority's Comments:

- A pedestrian walkway going straight through the site (west-east) would be desirable.
- Re-arrangement of the blocks to access the train station which is located on the eastern side of the development.
- The scheme reads as inward facing.
- Possibility of an increase in own door apartments / building frontage along Turvey Walk more active street frontages which link in with the centre / core of Donabate.
- P.A concerns can be read in the report submitted.

Prospective Applicants response:

- The applicant's agent has been involved in other schemes in the area. The applicant was the developer for completing / finishing the Wrens Hill Apartments scheme located to the east of the subject site.
- Planning permission has been received for a retail development and office blocks to the south of the site facing Turvey Avenue, currently waiting for a major retailer to move in. Population of the town doesn't support this at present.
- The red line boundary has been put down the middle of Turvey Lane, it has since been confirmed that this laneway has been taken in charge by the planning authority.
- Want to upgrade Turvey Lane and create a high-quality public realm which can act as a major linkage point.
- The site is semi-private, applicant proposes to bring people on site, not directly through it.
- Applicant's intention is not to prejudice any future development on surrounding lands.
- CGI's will be included at application stage for clarity.

Further ABP comments:

- Respond to the planning authority's concerns at application stage.
- Updated architectural design statement required of any amendments proposed.
- Justification on the pedestrian linkage and exploration of alternative pedestrian routes to be provided at application stage.
- Submit and overlay elevations and sections of development most recently permitted on the site itself and development proposed in the subject application.

- Contiguous elevations and sections that details the relationship between the proposed blocks within the site and the relationship with existing contiguous development in the area.

2. Proposed Residential Amenity

ABP sought further elaboration/discussion on:

- ABP queried how some apartments in block B were being classified as dual aspect.
- Concern with the opaque glazing of some of the windows proposed for block A. Regard should be had to the requirements of the sustainable Urban Housing Design Standards for new Apartments Guidelines (2018) in relation to dual aspect.
- Separation between blocks and opposing windows, use of opaque glazing to deal with overlooking and privacy issues queried.
- Ensure BRE guidelines are being followed.

Planning Authority's Comments:

- Opaque glazed windows not appropriate for this scheme.
- Concur with An Bord Pleanála that the units in Block B read more as a single aspect.
- The internal depth of units and ratio of windows and kitchen arrangement is questionable.

Prospective Applicants response:

- Intention is to move the kitchen area in the units towards the natural light.
- Block B will be looked at again.
- A justification will be submitted at application stage demonstrating the dual aspect feature.

Further ABP comments:

- High level windows could be considered for this scheme as an alternative to opaque windows.
- Clear identification on the submitted floor plans of those apartments considered by the applicant to be dual / single aspect having regard to paragraph 3.18 of the Guidelines.

3. Car Parking and Cycle Parking

ABP sought further elaboration/discussion on:

- Justification for 195 car spaces for 145 units, location of the site within the centre of the village within 100m of the train station.
- Principle of sustainable modes of transportation to be taken into account.
- Note the quantum of parking on previous granted SHD applications by the Board.
- Would the planning authority accept 1 car space per unit?
- Accessibility, quantum and security of bicycle parking.

Planning Authority's Comments:

- Want to promote sustainable modes of transport.
- There are current issues with the overspill of parking.
- Wider area of trip generation for families.

- Donabate train service is not a high frequency route.
- 1 space per unit is standard for 2 beds and below.

Prospective Applicants response:

- Car parking currently at 1.95 spaces per unit.
- Consultations will be organised with the planning authority to review car parking provision.
- There is a recent An Bord Pleanála refusal on the site for additional apartments by reason of insufficient car parking.
- 164 bike spaces are included this quantum will be looked at in greater detail.

Further ABP comments

- Submit a justification at application stage in relation to the car parking spaces and the rationale behind generating the final number allocated per unit.

4. Childcare Provision

ABP sought further elaboration/discussion on:

- Aware a justification has been submitted on the topic.

Planning Authority's Comments:

- There is a demand for childcare spaces in this area.
- Full day care standards apply to residential schemes.
- Further discussions should be had with Fingal Childcare Committee. (FCC)

Prospective Applicants response:

- The proposed 2-storey office block was originally to be used as a childcare facility.
- The site is within 12 minutes walk of two creches.
- There is permission for two 60 space childcare facilities in the locality. Yet to be constructed.
- Drop off and set down area for creche may be problematic to integrate.
- The proposal has had regard to the Childcare Guidelines in terms of need given the number of one / two bedroom apartments. Question the viability of a 20 space creche / childcare facility.
- Can engage with Fingal Childcare Committee.

Further Planning Authority's comments:

- If a childcare facility is to be reconsidered ensure the set down area is included.
- If a childcare facility is not to be provided, then justify this at application stage.

5. Upgrade to the water and foul water network

ABP sought further elaboration/discussion on:

- Details of surface and foul water drainage and water supply connections.
- Specifically details of the proposed upgrade of a section of 300mm diameter asbestos foul water sewer crossing the railroad required by IW.
- Details of the upgrade of the water supply network Q1 of 2020

Planning Authority's Comments:

- No comment.

Prospective Applicants response:

- Applicant has certificate of feasibility from Irish Water.
- Irish Water are investigating what works needs to be done.
- Applicant has requested clarification on exactly what works are to be carried out and will comply with work requirements.
- The water supply is being upgraded by Irish Water currently.
- The issue with foul sewer lies under the railway line, unclear if it requires to be upgraded to facilitate this development, discussion is on-going with IW.
- Applicant has been corresponding with Irish Water since July, going to try set up a meeting.

Further ABP comments:

- At application stage include a detailed report on who is carrying out the works, the work details and how long it will take to complete.
- Query if consent is needed from Irish Rail to carry out the works.

6. Response to the Issues Raised in the Planning Authority Opinion**ABP sought further elaboration/discussion on:**

- Comments from the applicant in relation to the Planning Authority's concerns

Planning Authority's Comments:

- The scheme is below in the percentage of required open space needed, option of a financial contribution.
- The linkages provided appear as more of a buffer zone walkway, PA are seeking a safe child friendly play area.
- Concern with block C due to the long windowless corridor.
- Provision of the underground storage tanks may be problematic for landscaping and taking in charge further in the future.
- Finetuning the finishes of the blocks.

Prospective Applicants response:

- The drawings submitted did not show the storage tank, possibility of reducing the size of the tank, a finalized draft to be submitted at application stage.
- Looking at incorporating green roofs.
- Willing to work on the pedestrian linkage at Turvey Lane along with its landscaping and lighting plan with the planning authority.
- Can look at using a higher standard two tone brick, the finishes will be represented clearly at application stage.

Further ABP comments:

- Discuss and agree the financial contribution element with respect to shortfall in OS, (if proposed at application stage)

- Clarify proposals re: Turvey Lane at application stage, clarify who is carrying out works at this location (noting both the p.a. and applicant own lands at this location).

7. Any Other Matters

Further ABP comments:

- Take on board what the conservation officer has said in their report, with respect to archaeology and architecture.

Further Planning Authority's comments:

- There is a need to ensure that the emergency vehicle access points are viable and to the standard required.

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 **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

TR December, 2019