



An
Bord
Pleanála

Record of Meeting ABP-305737-19

Case Reference / Description	Demolition of existing single storey building on site, construction of 324 no. apartments, aparthotel (81 no. rooms), creche and associated site works. Lands to the northeast of Omni Park Shopping Centre including vacant warehouse, Swords Road, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	2 nd December, 2019	Start Time	2.30 pm
Location	Offices of An Bord Pleanála	End Time	3.50 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

John McKeon, Applicant
Brian Kennedy, Applicant
Raymond Martin, Applicant
Stephen Blair, John Spain Associates
Blaine Cregan, John Spain Associates
Jack Reynolds, KMD
Cian Reynolds, KMS
Jim Bloxam, Murray Associates
Alanagh Gannon, Murray Associates
Eoghan Deasy, EirEng Consulting Engineers
Eoin Reynolds, NRB Consulting Engineers
Morgan Boland, KMD

Representing Planning Authority

David Freeland, Executive Planner

Siobhan O'Connor, Senior Executive Planner
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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 22nd 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. Site Interface – public road and shopping centre**
- 2. Residential Amenity – landscape and usability**
- 3. Public Transport and Car Parking**
- 4. Legal ownership and consent – Industrial Estate and Water Services**
- 5. Any other matters**

1. Site Interface – public road and shopping centre

ABP sought further elaboration/discussion on:

- Interface with Swords Road, Omni Shopping Centre
- Access road to the industrial estate
- Open space provision, the dimensions of the public footpath and the distance between apartment building and road edge

Prospective Applicant's response:

- Swords Road was previously widened to accommodate a single lane bus corridor
- Proposed development allows for further widening of road, prospective applicant owns roads and access to Santry Hall industrial lands to the west
- Future applications to the north will provide further connections
- Provision of new entrances along the Santry Hall access road will provide pedestrian/cycle links north/south through site, drawings show existing and new routes proposed
- The proposed access alongside the retail units provides much safer pedestrian/cycle access into Omni Shopping Centre, there will be a strong landscape margin on the gable with M&S unit
- Expected lands to north will be redeveloped in the future and provision has been made for future connections, the applicant owns lands to the north so future applications are expected, a masterplan of sorts has been devised
- Conscious of the integration of current site with the lands around both currently and in the future
- The PA issue with a dominant turning circle has been resolved, fire tender access between apartment blocks remains.

Planning Authority's comments:

- It is an intention of the PA to rezone the industrial lands to the north to residential, a draft variation is currently on public display
- Satisfied provision of future connections is included in design

Further ABP comments:

- Include information relating to any future redevelopment if available, show how proposed development sits within the wider context now and in the future

2. Residential Amenity – landscape and usability

ABP sought further elaboration/discussion on:

- Landscaping, in terms of the usability of space between apartment blocks, to ensure a quality landscaping amenity
- PA Opinion raised issue in relation to dual aspects and other matters of detail

Prospective Applicant's response:

- Propose to relocate turning circle further into site to provide a more usable quantum of open space on the plaza area
- Internal courtyards provide minimum 2 hours sunlight
- Play area relocated to obtain additional sunlight

- Site level apart from area located above ramp into basement carpark
- Play areas proposed meet apartment guidelines
- Transportation department have agreed in principle with proposals, proposed development setback from road to meet with BusConnects requirements
- Vegetated buffers are provided and will ensure privacy
- Management company will manage private and public open space
- Winter gardens provided along Swords road together with acoustic glass
- Active and passive open space provision across site
- Bank of mature trees to be retained on northern boundary to provide backdrop to proposed development

Planning Authority's comments:

- Public open space and relocation of turning circle is welcomed
- Open space to west of site providing more of a circulation area, satisfied with permeability through the area
- Have regard to sunlight running north to south of proposed site, clarify daylight/sunlight meets standards on northern portion of site, include details in application
- Relocation of play area more acceptable to PA

Further ABP comments:

- Provision of a landscaped buffer for ground floor apartments
- PA require additional photomontages and CGI's
- Address all relevant issues raised in PA Opinion and have further consideration to same if warranted

3. Public Transport and Car Parking

ABP sought further elaboration/discussion on:

- BusConnects and the future configuration of the Swords Road including road space, footpath and cycleways
- Quantum of carparking

Prospective Applicant's response:

- Made submission to BusConnects in relation to Swords Road corridor, BusConnects have confirmed that the road will remain 2 way, initially it was intended to become 1 way
- Had sought meeting with NTA but DCC must accommodate same
- Propose to maintain T-junction to north of proposed site as per DMURS and remain with BusConnects
- Building line setback to allow for BusConnects plans
- Bus Connects map has been taken into consideration when designing this proposal, area for Bus Connects expansion will be seeded by prospective applicant
- Carparking not being provided for Aparthotel as parking available in Omni Shopping Centre, 0.5 spaces per apartment proposed as appropriate at this location, GoCars will also be provided
- CSO data looked at in determining carparking provision, integrated residential element for overall Omni scheme

- Aparthotel reliant on carparking in shopping centre but apartments will have basement carparking

Planning Authority's comments:

- PA will facilitate meeting with NTA
- PA Opinion report from Transportation Department doesn't reference a figure in relation to the quantum of parking required
- PA will consider reduced carparking, would have issue with including number of carparking spaces available in shopping centre as part of application figures

Further ABP comments:

- Provide details in application to show how BusConnects works with the proposed building line and its creation of new street frontage

4. Legal ownership and consent – Industrial Estate and Water Services

ABP comments:

- PA Opinion refers to comments from the Drainage Department in relation to ownership and other matters that pertain to drainage

Prospective Applicant's response:

- Attenuation will be located within site
- Surface water sewer flows south onto service lane south of shopping centre and east onto Swords Road
- Letters of consent included in application documentation
- Foul and water – Confirmation of Feasibility received from Irish Water, connections to front of site onto Swords Road
- Service road is in the applicant's ownership, and have necessary consents to carry out works

5. Any other matters

ABP comments:

- Consider building height in the context of the approach to Dublin Airport, engage if necessary

Applicants Comments:

- No discussions with DAA to date

Planning Authority's comments:

- Provide Basement Impact Assessment Report if application lodged after 3rd February, 2020, details on PA website, part of a new adopted strategy

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