



Case Reference / Description	Demolition of existing public house, construction of 172 no. apartments, creche and associated site works. The Lord Mayor's Public House, Main Street, Swords, Co. Dublin		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	16 th December, 2019	Start Time	14:05
Location	Offices of An Bord Pleanála	End Time	15:40
Chairperson	Tom Rabbette	Executive Officer	Maeve Williams

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Maeve Williams, Executive Officer

Representing Prospective Applicant:

Margaret Commane, Town Planner
Kayleigh Sexton, Town Planner
Michael Savage, Applicant
Max O'Flaherty, Architect
David Lawless, Architect
Sean Cassidy, Landscape Architect
John Casey, Engineer
David Casey, Flood Consultant

Representing Planning Authority

Claire McVeigh, Senior Executive Planner
Linda Lally, Senior Executive Engineer
Niall Thornton, Executive Engineer
Gemma Carr, Senior Executive Park Superintendent
Christine Baker, Community Archaeologist
Niall McKiernan, Senior Executive Engineer
Helena Bergin, Senior Executive Conservation Officer
Damien Cox

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Fingal County Council (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 4th December, 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 7th November, 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 for the site to include inter alia local planning policy provisions and urban design response.**
- 2. Surface water management and flood risk to include AA considerations**
- 3. Traffic and Transportation to include consideration of comments in the planning authority's opinion.**
- 4. Any other matters**

- 1. Development strategy for the site to include inter alia local planning policy provisions and urban design response.**

ABP sought further elaboration/discussion on:

- Proposed mix of uses having regard to the land-use zoning objective
- Development strategy for the site and how it meets the objectives of the County Development Plan and the objectives of the Swords Masterplan.

Planning Authority's comments:

- There are two zoning areas within this proposed development and need to consider mix of uses proposed
- The views of St. Columba's Church are protected in the Swords Masterplan 2009 due to its historic importance.
- Concerns regarding the long-distance visibility of the proposed development on the wider area.
- Need to consider how the proposal attracts people into the development towards the River Ward Valley and how access is to be managed.
- Clarity regarding what views of the adjoining park will the residence be looking at? And what area of the park will be taking in charge by the prospective applicant?
- Need to consider height in context of sunlight and potential impact on immediate area

Prospective Applicant's response:

- It is a major town zoning development. There is a need for more residential units, as opposed to retail units.

- It is an unusual site as the majority of it will have an interface onto the adjoining park. The rear of the proposed development will include a crèche and a café.
- The Glebe stream flows parallel to the proposed development, it is the aim to have it as a design feature.
- There were three considerations factored into the design of the proposed development – topology, proximity to the park and assisting in developing cultural quarter.
- It is their intent to address main elements from the Masterplan 2009.
- The link to the park is part of the cultural quarter and designing a large plaza for residences and members of the public.
- The width of the street going through the development is 15 metres and is considered substantial. It will be accessible to the adjoining street and park.
- The topography of the site has steep slopes. The 6 – 7 storey buildings will not affect the views of St. Columbus Church.

Further ABP comments:

- The Swords Masterplan makes clear all urban design and architectural guidance is indicative only. Onus on prospective applicant to present a clear and robust development strategy which ensures that the objectives of the plan are broadly met whilst ensuring the proposal delivers a high-quality scheme.
- Scheme should ensure delivery of connections as envisaged by the masterplan.
- Need to respond and/or address concerns raised by the planning authority

2. Surface water management and flood risk to include AA considerations

ABP sought further elaboration/discussion on:

- Concerns raised by the planning authority in respect of surface water management and how it is proposed to address these concerns.
- Has the AA considered impacts arising from surface water management.

Planning Authority's response:

- This proposed site is unusual as it covers three flood zones – A, B and C.
- The OPW 2010 model is the official model used by them.
- The data supplied in the prospective applicant's model is unclear and further clarity is necessary.

Prospective Applicant's response:

- Acknowledges the difference between their model completed in 2014 and the Office of Public Works (OPW) 2010 model but have agreed to liaise with the OPW going forward.

- It is proposed to remove an undersized culvert near the river Glebe, impacts of this have been considered both in terms of flood risk and AA considerations.

ABP further comments:

- Need to ensure modelling data used is clear, provide justification for use of data where there is a difference of opinion between the PA and the prospective applicant as to which data should be used.
- River Ward has history of flooding, need to ensure surface water management is appropriately considered in terms of wider impacts.

3. Traffic and Transport to include consideration of comments in the planning authority's opinion.

ABP comments:

- Further information regarding traffic and transport to include consideration of comments in the planning authority's opinion was sought in particular clarity regarding the status of the Fingal South Transportation Study.

Planning Authority's response:

- The Fingal South Transport Study 2019 came out of the Swords Transport Study illustrating the important link between public and private transport and providing a more integrated transport system including pedestrian and cyclist connectivity.
- Intended that future links be provided to take buses off the Main Street and a feasibility of route options would be complete by 2022.
- Need to ensure that the development on this site does not impact on delivery of such links.
- Request that the prospective applicant undertake a feasibility study for the roads around the proposed development.

Prospective Applicant's response:

- Clarity was sought regarding the scope of the feasibility study expected to be undertaken by the prospective applicant and whether such was viable.
- The planning authority's reference to the upgrade of Church Road will result in a width of 13 meters which is not provided for in the Development Plan or the Masterplan.

Further ABP comments:

- Suggest that prospective applicant and planning authority liaise further regarding potential road upgrades in the area so as to ensure that the proposal does not compromise the delivery of same in the future.

- Where agreement cannot be reached, prospective applicant needs to be able to demonstrate how the proposal is consistent with the objectives of the development plan and masterplan in this regard and how the proposal provides meaningful connections to the River Ward Valley to the Main Street while catering for the increase in pedestrian, cycle and vehicular movements.

4. Any other matters

ABP comments:

- Archaeology – have regard to report on file.
- Boundary Treatments – provide full details including how gate will be managed from development to park.
- Residential Amenity – Housing Quality Assessment required and consider impact of proposal on adjoining residential properties.
- Consistency in documentation submitted – ensure all plans/details are consistent e.g. totem sign indicated in landscape plans yet not considered in architectural plans/assessment of visual impacts.
- Details regarding management and taking in charge will be required.
- Schedule 7A information re EIS should consider flood risk/surface water management in more detail

Planning Authority's response:

- Important to reference any archaeological monuments including holy wells.
- The external finishes used should be considered having regard to local environs

Prospective Applicant's comments:

- Will take into account all topics which were discussed at this meeting.
- The proposed development is an opportunity to have approximately 500 inhabitants live in Swords.

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
7th January, 2020