



An  
Bord  
Pleanála

## Record of Meeting ABP-305946-19

<b>Case Reference / Description</b>	514 no. apartments, creche and all associated site works. Site comprising of the former Good Counsel Lands, Edmonstown Road, Ballyboden, Dublin 16.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	15 <sup>th</sup> January 2020	<b>Start Time</b>	11:30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:30 p.m.
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Kenny, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Trevor Sadler, Planner
Saoirse Kavanagh, Planner
Shane Walsh, MCORM architects
David Ledwith, MCORM architects
Dan Reilly, DBFL Engineers
Linda Doyle, DoT Landscape Architects
John Morgan, Arborist
Frank Fahy, Client
Pat Curran, Client
Nick Fenner, Senior Engineer, DBFL

### Representing Planning Authority

Jim Johnston, Senior Executive Planner
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Colm Maguire, Area Planner
John Hegarty, Senior Executive Engineer (Roads)
Oisin Egan, Executive Parks Superintendent
Ronan Toft, Assistant Engineer (Water and Drainage)

## **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 16<sup>th</sup> 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 19<sup>th</sup> 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 – inc. density, building height, layout, frontage, vehicular access and car parking.**
- 2. Natural Heritage.**
- 3. Traffic and Transportation.**
- 4. Drainage.**
- 5. Any other matters.**

## **1. Development Strategy – inc. density, building height, layout, frontage, vehicular access and car parking.**

### **ABP sought further elaboration/discussion on:**

- Proposed density (147 units per hectare)
- Scale and quantum
- Layout and frontage onto Taylor's lane
- Own door access
- Proposed parking numbers

### **Planning Authority's comments:**

- Potential cumulative impact is a concern
- There are a number of developments in the wider area
- There is pressure on services
- There should be an audit on the services in the area
- High density is appropriate with good services
- This is an outer suburb
- There should be no angular routes for walking
- Own door access is a concern
- Open space could be wrapped onto Edmonstown road

### **Prospective Applicant's response:**

- This is a bespoke site and a large development
- Density is low in the area
- Density and car parking can be examined
- There is an immovable object on Taylor's lane
- It's a 1 metre material wall
- The apartment block could be flipped
- Own door access was to help with surveillance
- There is frontage for blocks
- Set back allows for more access to the park
- A tree line allows for some frontage
- Open space was not wrapped to allow for a central spine

### **Further ABP comments:**

- Density is at the upper level
- It is not an inner suburb area
- Outline how the area can absorb this development
- Submit a rationale for the proposed heights
- Detail the services in the area
- Show desire lines
- Frontage onto Taylor's lane is weak
- This is a car dominated development

## **2. Natural Heritage.**

### **ABP sought further elaboration/discussion on:**

- Tree removal and planting

- Vegetation and ecology

**Planning Authority's comments:**

- There is little vegetation on site
- Reconsider existing vegetation
- Outline mitigation and planting
- Show what is being proposed
- Examine any areas containing bats

**Prospective Applicant's response:**

- Current trees are tightly planted and heavily pruned
- Western side contains low quality trees
- High quality trees will be located at the front of the development
- They will be category A trees
- More trees are being planted than being removed
- There will be a detailed planting plan
- There is an existing stagnant drain with little biodiversity and light
- A 600 sqm woodland containing biodiversity will be created

**Further ABP comments:**

- Outline what trees are not transferrable
- Examine vegetation and ecology

**3. Traffic and Transportation.**

**ABP sought further elaboration/discussion on:**

- Traffic counts
- Car usage and storage
- Shared surfaces

**Planning Authority's comments:**

- Reduced quantum can still mean the same trip generations
- Car usage in the area is currently 50%
- Census data will be included
- Car parking basement contains only one entrance
- Prefer a second access

**Prospective Applicant's response:**

- Road widening is needed
- This has affected the ability to retain trees
- There is relevant public transport and orbital routes
- Bus connects will allow for more capacity
- A second access for the basement can be incorporated
- Some surface parking is proposed
- A car parking strategy document will be submitted

**Further ABP comments:**

- Extend the red-line to include any works

- Find a balance between surface level and basement level parking

#### **4. Drainage.**

##### **ABP sought further elaboration/discussion on:**

- Existing culvert
- Outstanding drainage

##### **Planning Authority's comments:**

- There is a drain to the south of the site 900 meters from Taylor's lane
- Ensure that the drain does not come from the proposed site
- A survey and trenching should be carried out on the existing land
- Reconsider the surface water attenuations
- It is located near large apartment blocks
- Outline SUD's measures
- Swails and retention features are welcome
- Show how swails interact with surface water levels

##### **Prospective Applicant's response:**

- The culvert will be investigated
- Trenching and survey will be carried out

##### **Further ABP comments:**

- Outline any outstanding issues
- There is no further information sought at application stage

#### **5. Any other matters**

##### **ABP comments:**

- Clarify the archaeology and artefacts at this location
- Outline the creche play areas
- Explain the integration of this site with the adjoining site
- Provide any consents
- Show a phasing outline and mitigation features

##### **Planning Authority's comments:**

- There is a chapel located in the building
- Consider the archaeology
- In phasing consider the open space to the north being available prior to other areas

##### **Applicants Comments:**

- Archaeology will be examined
- It can be examined if open space to the north could be available prior to other areas

## 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](mailto: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](mailto:spatialplanning@water.ie).

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Rachel Kenny

Director of Planning

February 2020