



Description	435 no. apartments, childcare facility and associated site works. Saint Columbans, Hole in the Wall Road, Donaghmede, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	3 rd February, 2020	Start Time	2:15pm
Location	Offices of An Bord Pleanála	End Time	3:40pm
Chairperson	Tom Rabbette	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Keith Screeney – Belwall Ltd
Donal Duffy – Downey Planning
Garrett Mackin – Downey Planning
Michael Hussey – OMP Architects
Orla O’Kane – OMP Architects
Gordon Poyntz – Lohan & Donnelly Engineers
Colin Torpay – Bernard Seymour Landscape Architects
Ciaran McKeon – Transport Insights
Bernard Seymour – Bernard Seymour Landscape Architects

Representing Planning Authority

Diarmuid Murphy – Senior Executive Planner
Nicola Conlon – Senior Executive Planner (Transportation)
Roisin Ní Dhubhda – 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 **23rd January, 2020**, 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 **18th December 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. Design and layout of residential development. Impacts on visual and residential amenities. Building Heights.**
- 2. Roads and transportation issues; vehicular access; pedestrian and cycle connections; car and cycle parking provision.**
- 3. Drainage and flood risk.**
- 4. Any other matters.**

1. Design and Layout of Residential Development. Impacts on Visual and Residential Amenities. Building height.

ABP sought further elaboration/discussion on:

- The nature of the proposed development, i.e. whether it is Build to Rent.
- ABP requested clarification regarding the ownership / use of the adjacent wedge of land at the Grange Road roundabout and the potential of incorporating these lands into the development site.
- The site has a prominent location and potential visual impacts need to be carefully considered.
- The planning authority has raised the issue of potential material contravention of development plan building height policy.
- Applicant to consider potential impacts on adjoining residential amenities.
- ABP stated concerns in relation to the nature and durability of the proposed external finishes.
- Need for greater clarity in CGI's & elevations.
- Applicant to consider the issue of overlooking between proposed residential blocks.
- Applicant to consider microclimate issues at ground level
- ABP queried the rationale for the retention/removal of certain trees on the site.
- Rationale for the location of the creche in the corner of the site, also need for further details of the proposed pedestrian connections to the creche.
- Potential impacts on residential amenities due to traffic noise at units close to the road frontage.
- Also potential noise issues associated with flight paths in close proximity to the site.
- Applicant to consider the percentage of dual aspect units in the context of the Apartment Guidelines.

PA Comments:

- The adjacent site at the roundabout is occupied by a pumping station and drainage infrastructure. Dublin City Council was previously informed that the adjacent site was not developable, however it is currently the subject of a pre-application consultation.
- The applicant should consider the most appropriate location on the site for the higher elements of the scheme. The PA considers the development to be a material contravention of development plan policy on building height.
- Verified photomontages should be included with the application.

- DCC Parks Dept. do not consider the proposed development to have accessible public open space, possibility for contribution in lieu.
- Maximise buffer/separation between the proposed development and the 3rd parties to the west.
- Applicant to provide a rationale for the north facing single aspect units and to consider increasing the proportion of dual aspect units.

Prospective Applicants response:

- The applicant does not own the adjacent site at the roundabout and is unsure of its ownership.
- There are several wayleaves at the development site.
- The applicant considered various height strategies and decided to centre the highest elements of the scheme around the open space area.
- Not opposed to additional height on site corners.
- Brick cladding proposed for taller buildings, light weight render proposed for the smaller buildings.
- More comprehensive photomontages will be submitted at application stage.
- The applicant will include details of day/sunlight and microclimate at application stage.
- The dual aspect issue has been considered for each corner of the blocks. There is an overall provision of 40% dual aspect units. The design will be adjusted such that there are no single aspect north facing units.
- Arborist has provided a full report regarding the trees on site and how they will be maintained. Mature trees will act as a buffer providing screening to surrounding units.
- Throughways will be provided on the site.
- The open space has been considered; it is at 11% fulfilling standard requirements.
- The applicant will give further consideration to the issue of overlooking between corner units.
- No issue with privacy screening on the balconies.

Further ABP Comments:

- Building Lifecycle report should be submitted with the application.
- Applicant must ensure correct procedure if they consider that the development is a material contravention.
- Applicant and planning authority are to consider whether there should be a contribution in lieu of open space provision. PA must provide a detailed rationale for any

recommendation of a special development contribution. If a consensus cannot be reached arguments should be put forward clearly at application stage.

2. Roads and transportation issues; vehicular access; pedestrian and cycle connections; car and cycle parking provision.

ABP sought further elaboration/discussion on:

- Functionality and uses of the parking spaces.
- Location of the car sharing service at the site.

PA Comments:

- The proposed car parking quantum is acceptable overall.
- Applicant to provide a car parking management strategy and to give a more detailed breakdown of car parking areas at application stage. It is currently unclear which parking areas serve which uses.
- Applicant to consider how the creche drop off area will function.
- Further details required regarding auto tracking for service vehicles.
- The application should include details of the chosen car share provider service
- Applicant to reconsider the proposed two-tier bike racks and the scope for the inclusion of bike cages or more smaller storage areas.
- Applicant to provide details for cycle parking provision for creche staff.
- A car parking ratio of 0.65 parking spaces per unit was previously permitted at the site.
- Noted proposals to upgrade path and junctions.

Prospective Applicants response:

- There have been 0.65 parking spaces per unit provided, justification included.
- Car sharing serviced provided is 'Go Car', letter of support included.
- No car parking spaces allocated to creche staff due to accessible area with good transportation means.
- Bike storage will be reconsidered.
- Breakdown of each area of parking will be provided at application stage.
- Go Cars located at surface level for accessibility.

3. Drainage and flood risk

ABP sought further elaboration/discussion on:

- Feedback on the issues raised by the planning authority.

Prospective Applicants response:

- Concerns with the cover level, manhole and at basement levels have been addressed.

4. Any other matters

ABP sought further elaboration/discussion on:

- Applicant to justify the proposed childcare provision with regard to the Childcare Guidelines and Apartment Guidelines.
- Ensure all assessments carried out are up to date when being included with the application.
- Submit a report to how the trees can be retained during construction stage when application is being submitted.

PA comments:

- Basement impact assessment should be submitted at application stage.
- Refer to any surrounding monuments in the area.

Prospective Applicants response:

- Key viewpoints to and from the current site to give further context will be provided.
- One of the buildings is not accessible (due to safety concerns) would previous visit results suffice?

Further ABP Comments:

- Applicant can provide details of previous visits to the building and make clear that the building is not accessible.

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
February, 2020