



An  
Bord  
Pleanála

## Record of Meeting ABP-306211-19

<b>Case Reference / Description</b>	730 no. apartments, creche and associated site works. Rathborne Avenue, Pelletstown, Ashtown, Dublin 15.		
<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>	12 <sup>th</sup> February 2020	<b>Start Time</b>	14:30 p.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	15:45 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una O' Neill, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Joe O'Reilly (Chartered Land)
Eoin Wilcox (Chartered Land)
Evelyn Moran (OMP)
James Murphy (OMP)
Joe Gibbons (WM)
Daithi O'Troithigh (DOT)
Stephen Little (SLA)
Niall Connolly (SLA)

### Representing Planning Authority

Nicola Conlon - Senior Executive Planner, Transportation Planning
Siobhan O'Connor – Senior Executive Planner, Planning & Property Development
Natalie de Roiste – Executive Planner, Planning & Property Development

## **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 24<sup>th</sup> 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 19<sup>th</sup> 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. Planning policy context and Ashtown-Pelletstown Local Area Plan.**
- 2. Development Strategy for the site, to include consideration of height, bulk and massing; relationship with the Royal Canal; elevational treatments; public and communal open space/public realm.**
- 3. Residential Amenity, including number of single aspect units, sunlight and daylight analysis, overshadowing, and microclimate factors.**
- 4. Scale of childcare provision.**
- 5. Transportation.**
- 6. Surface Water Management and Flood Risk Assessment.**
- 7. Any Other Matters.**

- 1. Planning policy context and Ashtown-Pelletstown Local Area Plan.**

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

- Policy assessment, including Ashtown-Pelletstown Local Area Plan (as extended).
- Elaborate on Part VIII greenway proposal.

**Planning Authority's comments:**

- No comment.

**Prospective Applicant's response:**

- A rationale will be submitted in relation to the planning policy in the context of the LAP and national guidelines

**Further ABP comments:**

- Where a material contravention statement is proposed to be submitted, this should comply with the relevant legislation.

**2. Development Strategy for the site, to include consideration of height, scale and massing; relationship with the Royal Canal; elevational treatments; public and communal open space/public realm.**

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

- Height, scale and massing of the proposal and impact on the overall quality and amenity of the scheme, including sunlight-daylight issues, overshadowing, wind microclimate, relationship to the Royal Canal.
- Relationship to the Royal Canal - Aspect to the canal is important; demonstrate how the design contributes to the public realm; tenant amenity uses at the canal boundary should be active and allow for passive surveillance; entrances to the buildings from the canal should be legible and contribute to a sense of place; the design of the southern elevation/positioning of balconies should maximise upon the southern aspect for future occupants of the apartments and maximise animation to the canal.
- Elevational treatment – highly visible site, quality of materials; requirement for a high-quality architectural design and finish; consideration of repetitive approach to the design; design statement must demonstrate that the elevational design and materials used will contribute to the public realm.
- Public and Communal Open Space - level differences in the central park relative to adjoining buildings to be clearly indicated; demonstrate how the design has responded to microclimate and sunlight/daylight issues raised; elaboration of play strategy; ensure play areas are located appropriately; public realm finishes and boundary treatments to be clear.

**Planning Authority's comments:**

- Scale and massing are a concern.
- Further justification is needed.
- Additional CGI's are required.
- Assessment is needed in relation to overshadowing, open spaces and blank elevation.

- Agree with the finger solution.
- Level of render proposed.
- Show the Towpath clearly on the drawings.
- Ensure open space compliance.
- Provide additional CGI's of the open spaces.
- A 10-metre buffer is crucial.

**Prospective Applicant's response:**

- The height is 12 storeys.
- 11 storeys if measured from the Royal Canal.
- Height is along the canal.
- This is the correct location for height.
- There is a link through the site into the Tolka valley park.
- Finger blocks contain views to the south and allow light into communal spaces.
- Frontage is onto the central link road.
- There won't be blank elevations/will address blank elevations.
- 10 metres set back provided for along towpath.
- Level differences are 3.5-4 metres.
- There will be 4 podiums.
- A green barrier will be created in the central open space to mitigate potential wind impacts.
- Planted trees will be 70% evergreen located at the towpath to counter south westerly winds.
- There will be a continuous ramp through the central open green space.
- Buggies and bikes are being supported on this ramp from towpath into the central open space.

**Further ABP comments:**

- Examine elevational treatments.
- Maximise animation to the canal.
- Show the canal route as clearly as possible on the drawings.
- Detail the proposed planting plan for the central space and examine its visual impact from the canal.
- Articulate details in relation to the public realm.
- Additional CGI'S, as highlighted by the PA, would be beneficial.
- Examine the sunlight/daylight at open spaces.

**3. Residential Amenity, including number of single aspect units, sunlight and daylight analysis, overshadowing, and microclimate factors.**

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

- Typical floor plate plan submitted indicates 10 out of 20 units are dual aspect. A number of units labelled dual aspect appear to be of single aspect design. Requirement is for 50% dual aspect on this site. Dual aspect design needs further consideration.
- Consideration of design approach of long corridors and its impact on the apartment designs.

- Sunlight and daylight analysis require further interrogation; ensure methodology is robust.
- Microclimate factors – issues raised in Wind Analysis and Pedestrian Comfort in relation to central open space and some of the balconies; design options to be examined to mitigate concerns raised; documentation should be clear and legible.
- Identify uses for tenant amenity spaces and consider these further in the building lifecycle report.
- Access to ground floor units has not been fully articulated; there are some conflicts with parking spaces and access to units; need to clearly articulate on the drawings pedestrian movement and access around the scheme including on footpaths north and south of the site.
- Need to be clear on how separating commercial operation and residential use.

**Planning Authority's comments:**

- Dual aspect of good quality is needed. Do not consider some of the units to be dual aspect.
- At least 50% of units should be dual aspect.
- Issue of compensatory measures.
- Active animation at the canal is important.
- Address how the wider community benefits from this development.
- Submit a community audit.

**Prospective Applicant's response:**

- The worst case for daylight/sunlight will be shown.
- Light will be into the courtyards.
- Amenity spaces will be at the entrance containing a café, gym and community lounge.
- The canal will have additional lighting for pedestrians in the evening.

**Further ABP comments:**

- Compensatory measures may be considered, however, concern remains in relation to the design of a number of units labelled dual aspect and the number of single aspect units across the scheme.
- Outline the percentage of dual aspect units, having regard to design issues raised.
- Compensatory measures may be considered, but overall number of single aspect units is a concern.
- Detailed sunlight/daylight analysis required and design solutions.
- Detailed microclimate study required and design solutions.
- Outline the management of tenant amenity spaces.
- Submit a building lifecycle report.
- Show active frontage along the towpath.
- Submit a community audit.

**4. Scale of childcare provision.**

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

- Scale of childcare provisions.
- Requirement for a robust childcare assessment.

**Planning Authority's comments:**

- A childcare assessment is needed

**Prospective Applicant's response:**

- A 500 sqm creche is being provided. This is significant in scale.

**Further ABP comments:**

- Submit a childcare assessment

## **5. Transportation.**

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

- Pedestrian movements around the scheme.
- The proposed loading bay location.
- Car parking management.

**Planning Authority's comments:**

- A HGV on the main street will conflict with pedestrians
- Detail the loading dock location and sight lines.
- Units to the north could be affected by parking.
- Explain how car parking will be managed.
- Outline the bicycle parking quantum.

**Prospective Applicant's response:**

- A lot of space is being provided for the HGV.
- Footpath will be on a raised platform to avoid conflict.
- A colour coded car parking plan will be submitted.
- This will outline different parking uses.
- There will be 92 units along the spine road.
- Survey of existing car usage in the area indicates a car usage of 30%.
- The parking ratio (space to res. unit) is 0.45.

**Further ABP comments:**

- Show all access points.
- Outline the service access.

## **6. Surface Water Management and Flood Risk Assessment.**

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

- SUD's strategy.

**Planning Authority's comments:**

- No comment.

**Prospective Applicant's response:**

- SUD's is being worked on

**Further ABP comments:**

- Outline the SUD's strategy.

**7. A.O.B.**

**ABP comments:**

- Issues around school demand and community facilities; Building Lifecycle Report; additional CGI's and visualisations; phasing plan.
- Consistency of documentation submitted.
- Schedule of accommodation and floor plans.
- Ground levels and what boundary if any to the Royal Canal.

**Planning Authority's comments:**

- Outline school capacity

**Applicants Comments:**

- Land is being provided for a school elsewhere.

**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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**Tom Rabbette**  
**Assistant Director of Planning**

**February 2020**