



An
Bord
Pleanála

Record of Meeting ABP-306250-19

Description	120 build to rent units with all associated site works. Lands at the former Swiss Cottage, Swords Road and Schoolhouse Lane, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th February, 2020	Start Time	11:30am
Location	Offices of An Bord Pleanála	End Time	12:15pm
Chairperson	Tom Rabbette	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Stephanie Byrne, JSA
Michael McNamara, Cinamol
Susan Fagan, Cinamol
Jim Mulholland, TODD Architecture
Richard Dalton, 3D Design Bureau
Jane Hennigan, DBFL

Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
Barry O'Donnell, 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 **27th 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 **20th 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. Proposal in the context of that previously permitted under File No. ABP-303358-18, to include matters raised in PA Opinion**
- 2. Any other matters**

1. Proposal in the context of that previously permitted under File No. ABP-303358-18, to include matters raised in PA Opinion

ABP sought further elaboration/discussion on:

- Clarification on proposal- additional 10 units being sought from the previous permitted development.
- Queried whether this a section 146(b) application or an entirely new application
- At application stage, justify why additional height is being sought and why the proposed development is an improvement to the previously granted application (if so held).
- Noted a number of SHD applications and pre-application consultation meetings in the surrounding area.
- Raised possible concerns with regards to matter of residential amenity. Some issues noted by the reporting inspector in their report of the previously permitted development (ABP-303358-18).
- Daylight/sunlight analysis- noted concerns raised by the PA in their Opinion to ABP
- Difference in base line data figures presented between the two schemes- discrepancies in information raises concerns and need clarification at application stage
- 34 car parking spaces allocated as per previous development- some concerns raised in relation to potential for overspill parking.
- Details of use of proposed car club sought

PA Comments:

- Concerns of PA set out in Opinion to ABP
- Month by month daylight/sunlight analysis would be useful at application stage.
- Is this a section 146(b) application; this is an entirely new application
- The concerns detailed in the transportation planning report should be addressed at application stage.
- Drawings appear to only show 2 GoCar spaces, should be clearly shown on the documentation.
- Non provision of car parking for the childcare facility, provide a justification.

Prospective Applicants response:

- In relation to daylight/sunlight analysis, there has been a change in software used
- A re-analysis will be submitted at application stage of the permitted scheme to ensure a more robust comparison.
- Not hugely different results being obtained using the new software.
- There is a 2% tolerance degree between different software providers.
- Permitted scheme currently under construction; up to 4th floor level.
- Not a section 146(b) application; applying for new application for 120 BTR units.
- 6th and 5th floor facing the Swords Road contains the 10 additional units.
- By way of condition on the previous application, the walkway on site was increased from 1½ to 3 meters, with consequence of this being that 1½ meters being lost on the 2 bed units.
- 4 GoCars are to be placed on site which is the equivalent of 60 cars, this figure was obtained from GoCar.
- GoCar providers are based in Santry Demesne, can submit further details about the company.

- The development has strong links to the wider area and feeds to Beaumont, the airport, DCU and the City Centre.
- Quality bus corridor, route of Bus Connects proposed on Swords Road; proposed Metrolink in the future in close proximity.
- Parking ratio decreased from 0.3 to 0.28.
- Residents will be made aware that car spaces will not be available to all tenants, this can be addressed through mobility management and terms of lease.

2. Any other matters

Further ABP Comments:

- Clarify at application stage any discrepancy's with figures.
- Justification for parking percentage to be submitted at application stage.
- Cross sections across Swords Road showing the proposed developments relative to one another would be of benefit at application stage.

Further PA comments:

- Specify both software's used at application stage.

Further Applicants comments:

- Clarification will be submitted at application stage.

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
March, 2020