



An
Bord
Pleanála

Record of Meeting ABP-30402-20

Description	Demolition of existing buildings, construction of 1156 no. apartments, creche and associated site works. Lands west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	20 th February, 2020	Start Time	11:30am
Location	Offices of An Bord Pleanála	End Time	1:00pm
Chairperson	Tom Rabbette	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Kevin Hughes, Town Planner
Margaret Commane, Town Planner
Karl Hannigan, Applicant
Eamonn Garvey, Applicant
Sean Hannigan, Applicant
Arthur O'Brien, Architect
William Power, Architect
Lucy Carey, Landscape Architect
Eoin Reynold, Traffic Engineer
Greg Daly, Water Services Engineer

Representing Planning Authority

Jim Johnston, Senior Executive Planner
Colm Maguire, Assistant Planner
Shane O'Connor, Graduate Planner
John Hegarty, Senior Executive Engineer (<i>Roads</i>)

Oisín Egan, Executive Parks Superintendent
Ronan Toft, Assistant Engineer (<i>Water & Drainage</i>)

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 **10th February 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 **14th January 2020**, 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. Integration with regeneration of the surrounding area, compliance with local policy**
- 2. Design strategy, height, layout, housing mix, residential amenity, compliance with standards etc.**
- 3. Streets and access**
- 4. Drainage and water supply**
- 5. Any other issues**

1. Integration with regeneration of the surrounding area, compliance with local policy

ABP sought further elaboration/discussion on:

- Planning history in the area
- Update on the draft L.A.P
- Clarity on the use and ownership of the lane north of the site
- How many s247 meetings have taken place between the applicant and the planning authority?

PA Comments:

- Hoping the L.A.P will be adopted in April 2020, the council made material amendments to the draft which are expected to be advertised soon to be in line with the target month.
- Support for the broad principles of redevelopment, but significant concerns that the current proposals would be overdevelopment.
- Proposed share of build to rent units is an issue.
- 1 meeting was held with the prospective applicant after the draft L.A.P was made

Prospective Applicants response:

- Concern that the L.A.P would not be adopted in time.
- Planning authority's report notes the site could be developed, zoning supports regeneration of the site as does draft L.A.P.
- Regeneration of the site had previously been refused on the basis of prematurity pending L.A.P., further delay would not be sustainable
- Through road is proposed at the southern edge of the site which would improve permeability of the area and integrate site with regeneration of the wider area.
- Improvements being made to the north and south links through Cookstown Estate
- A dedicated pedestrian route can be provided at the north of the site to link with the Luas stop. The lane there is owned by Dublin City Council. A consent letter can be sought, will come back to the planning authority with further details.
- Will also liaise further with South Dublin County Council for consent on the roads outside the site to create and improve the public realm and to include them within boundary.
- Employment opportunities will be created on site by retail and commercial units to serve the site itself and others.
- At least 3 meetings have taken place with the planning authority in April, July and October 2019.
- Incorporation of a petrol station as suggested by the planning authority, included many other changes after consulting with the planning authority, the layout has significantly been changed to comply with council's requests.

2. Design strategy, height, layout, housing mix, residential amenity, compliance with standards etc.

ABP sought further elaboration/discussion on:

- When is it expected that the application will be lodged?
- The Office of the Planning Regulator (OPR) would be responsible for ensuring that all future local plans are consistent with national guidelines

PA comments:

- Additional density and height principal concerns, goes beyond the draft L.A.P
- Feedback received on the draft plan from the OPR, do not think submission was received on amendments

Prospective Applicants response:

- Opportunity for intensive development, site is close to public transport, jobs and colleges.
- Potential to achieve a new community in an area that is very well served by facilities
- As mentioned in the draft L.A.P., considerations can be given to exceedances if public gain is provided.
- We are proposing to include through routes, linear parks and open space/public plaza as 3 areas of public gain.
- Anticipate 8-10 weeks to prepare for the application to be submitted after decision.
- Feel we can justify the height and density from the L.A.P
- Viability report has been submitted to the planning authority.
- We are currently in excess of 15% open space.

Further Planning Authority comments:

- Public gain proposed would not be sufficient or classifiable, permeability should be included on all plans as it is essential to development, a planning gain is something over and above standard requirements.
- Public open space should be of high quality and have usability.

Further Applicants comments:

- Can SHD decision date for an application be deferred?

Further ABP comments:

- The Board will make their decision on an application within 16 weeks there is no deferral process
- Inclusion of housing quality assessment at application stage.
- Ensure day/sunlight impact is set out clearly at application stage due to the scale of the site.

3. Streets and access**ABP sought further elaboration/discussion on:**

- How the roads in the industrial estate could be made suitable for a residential area in line with DMURS
- Compliance of any cycle facilities with the National Cycle Manual with priority for cyclists over vehicles from minor road and avoiding shared facilities with pedestrians

PA comments:

- Satisfied with the internal layout.
- Scope for the link to the Belgard Road to be put in place at phase 1.
- Incorporation of right turning pockets at accesses to car parks

- Scheme is currently at 0.31 spaces per unit which are well placed however ideally looking for 0.5 per unit.
- Introduction of emergency exits at basement level, if not possible linking or 2nd exits?
- EV charging should be facilitated

Prospective Applicants response:

- Can meet with the planning authority and discuss path/street layouts.
- Not necessary to create right turning pockets.
- Issue with private basement links below roads that would be taken in charge.
- Want each block to stand alone.
- Alternative of using podiums

Further Planning Authority comments:

- If the emergency exits are designed to a high-quality standard there is a possibility to take them in charge.
- A podium would not be preferred on planning and urban design grounds

Further Applicants comments:

- Can engage in further talks with the planning authority.

4. Drainage and water supply

ABP sought further elaboration/discussion on:

- Irish Water's submission.

PA comments:

- Lack of sustainable drainage features, tree pits, rain guards.

Prospective Applicants response:

- Can engage with the council in further talks to discuss technical aspects.
- Irish water will carry out any works that need to be done.
- Limitations to SuDS features.
- Attenuation will be a filtration system.
- A stand-alone drawing can be included at application stage to demonstrate SuDS.

5. Any other issues

Further Planning Authority comments:

- Lack of trees in the main spin of the development, knock on effect on drainage.
- Soft treatment required in open spaces and plaza areas.
- In the landscape proposal a teen sports/play area was mentioned however it is not visible/evident in the landscape masterplan.
- Provision for passive play and kickabout areas.
- Usability of some of the open spaces due to domination of the hard landscaping.
- If there is a proposal to keep the public access ungated future management is to be considered.

- Ensure consistency between all documentation at application stage.

Further Applicants comments:

- Inclusion of hard landscaping due to weather conditions in Ireland, functionality of the spaces.
- Designing the scheme with an urban space in mind however all comments are noted.
- Can include a stronger definition on what is communal and what is private space.
- We will ensure consistency between all documentation.

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
29th April, 2020