



An
Bord
Pleanála

Record of Meeting ABP-306571

Case Reference / Description	126 no. apartments. Falmore, Falls Road, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	19 th March 2020	Start Time	2.30 p.m.
Location	Offices of ABP & via Skype with the PA	End Time	3.30 p.m.
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Daire McDevitt, Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

Margaret Commane, HPDC Limited
Rejane Nery, Ferreira Architects

Representing Planning Authority (via Skype)

Michelle Breslin, Senior Executive Planner
Bernard Egan, Senior Executive Engineer (Drainage)
Claire Casey, Senior Executive Engineer's (Transportation)
Sean Manton, Senior Executive Engineer's (Transportation)
Paul Conlon, Assistant Parks Superintendent
Darragh Gavin, Assistant Staff Officer
Clare Egan, Senior Staff Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, and representatives of the planning authority (PA) via Skype having regard to the COVID-19 virus.

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 3rd March 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 application, dated 5th February 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. **Development Strategy with particular regard to overall density, site layout and architectural approach, design, including heights, scale, massing and materials, connections and permeability.**
2. **Architectural Heritage and the demolition of Falmore.**
3. **Residential Amenities (overlooking, overshadowing, overbearance).**
4. **Visual Impact Assessment.**
5. **Trees.**
6. **Falls Road.**
7. **Childcare.**
8. **Social Infrastructure Audit.**
9. **Drainage, in particular wayleaves.**
10. **Any Other Business**

1. Development Strategy with particular regard to overall density, site layout and architectural approach, design, including heights, scale, massing and materials, connections and permeability.

ABP Comments:

Development strategy rationale queried

Prospective Applicant's Comments:

- Site is designed to improve and connect into the wider cycle / pedestrian network
- Cycle and pedestrian track to link to the estate to the north
- Site is heavily treed especially at east and west boundary
- Trees to be retained as an amenity and for biodiversity
- Aim is to protect and enhance the trees with and arborist's advice
- There are roads on the south and east boundaries
- The western boundary abuts 3 dwellings, so development is concentrated to the south and east with a larger separation distance to the dwellings
- The lower blocks are nearer to the neighbours, stepping up to the landmark element at the south-east corner
- The site is 0.9 hectares
- It is the first site to be developed on Falls Road
- Brick to be used and glass winter gardens for acoustics

Planning Authority's Comments:

- Height is an issue which affects the visual impact
- Site is not in the town centre
- Designated areas in the county where higher densities are appropriate, site is not a gateway into Cherrywood
- Outside density guidelines
- Integration of the development
- Overdevelopment of site

Further ABP Comments:

- Application must provide a justification/rationale for the height and density
- Unclear that 8 storeys would be appropriate at this location. Needs to be justified in the context of the Building Height Guidelines
- Developments must be relative to their site and services
- The existing density in the area is extremely low.
- Density should be relative to future services
- Visual impact and character of the area need to be addressed
- Design concerns regarding materials and elevation treatment
- Massing and bulk give the appearance of offices.
- Coherent development strategy and design rationale required for the site

2. Architectural Heritage and the demolition of Falmore.

ABP Comments:

- Falmore is an Arts and Crafts style house, its demolition should be justified

Prospective Applicant's Comments:

- Justification for the removal of Falmore will be provided in the application

Planning Authority's Comments:

- No conservation report
- Policy AR8 covers 19th/20th Century buildings
- Would prefer if house was retained and incorporated into proposals for the development of the site.
- 2009 application for a nursing home didn't propose demolition so the issue not previously addressed

Further ABP Comments

- Need to carry out a details Architectural Impact Assessment.
- If the demolition of Falmore is to be pursued, this needs to be justified.

3. Residential Amenities**ABP Comments:**

- Issues of overlooking, overshadowing, overbearance

Prospective Applicant's Comments:

- Design is similar to other sites
- Windows are not facing
- Secondary windows are overlooking but are for bathrooms and kitchens that can be obscured or angled
- Windows designed to look east or west
- Large buffer of open space between adjacent houses and the proposed apartments
- Strong edge to the development along the N11
- Height drops down near to houses

Planning Authority's Comments:

- Has concerns with regard to dual aspect

Further ABP Comments:

- A report should be prepared and submitted with any application addressing the residential amenities of adjoining properties and units within the scheme.
- Depending on the existing separation distances from the neighbouring properties may prejudice the potential future development of adjoining lands.
- Apartment layouts to be addressed. Plans should be submitted that clearly highlight dual aspect units.
- Appropriate window treatment of 'dual aspect' is required.
- The application will require a daylight/sunlight analysis

4. Visual Impact Assessment.

ABP comments

- Limited CGIs have been submitted, more comprehensive analysis required and include views from the context of houses and long views of the site.
- CGI context within the scheme required

Prospective Applicant's Comments:

- ABP comments noted

Planning Authority's Comments:

- Not a gateway site for Cherrywood SDZ

5. Trees / Open space

ABP Comments:

- Detailed Arboricultural report, tree retention strategy and integration with landscaping proposals is required.
- Compliance with CDP requirements

Planning Authority's Comments:

- With regard to the trees on Falls Road, clarification of how the proposed path and attenuation tanks will affect the roots of trees

Prospective Applicant's Comments:

- Trees are very important to the site, the footpath weaves through the site
- Arborist is of opinion that attenuation tanks can be accommodated
- No trees near the plaza attenuation tank

ABP Comments

- Applicant and PA should discuss further

6. Falls Road

ABP Comments:

- Address issues raised by the Transportation Planning Section.

Planning Authority's Comments:

- Transportation planning concerns regarding the realignment of Falls Road
- Concern over the loading bay on the road
- Levels and elevation to be addressed
- Noted that the greenway link is outside of the applicant's control
- Lands to the south are controlled by TII
- PA are pursuing a link to Cherrywood

Prospective Applicant's Comments:

- Issues raised by PA can be accommodated

- PA land could be incorporated to make road improvements to achieve the required sightlines and the loading bay/refuse truck area can be considered
- Request has been submitted to the PA for consent to increase the red line area, further discussions to take place

ABP Comments

- All relevant consents are required for the application
- Further consultation with PA and TII prior to lodging an application.

7. Childcare

ABP Comments:

- Noted that there are no childcare places proposed and no justification presented for this.

Planning Authority's Comments:

- A creche may be required

Prospective Applicant's Comments:

- A childcare facility will not be financially viable

Further ABP Comments

- Childcare analysis required having regard to the type and scale of the proposed development
- Submit rationale/justification for not providing childcare in application

8. Social Infrastructure Audit

ABP Comments

- An audit is required for the application

Planning Authority's Comments:

- Agree audit required

Propective Applicant's Comments:

- To be prepared and submitted.

9. Drainage, in particular wayleaves

ABP Comments

- Notes a 100-metre foul sewer is required through private lands

Planning Authority's Comments:

- No foul sewer to be constructed along the Falls Road
- Concerns whether the proposed scheme would be deliverable

Prospective Applicant's Comments:

- Engagement has started with landowners through the north of the site
- Other options are possible to the east or south-west

ABP Comments

- Further discussion should take place with Irish Water before making an application

10. Any Other Business

- Planning authority would prefer if the attenuation tank was not taken in charge. Applicant would agree to this and will discuss further with the PA
- The issues of Bats shall be addressed at application stage. Ecological Impact Assessment to be submitted.

Conclusion

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

Rachel Kenny
Director of Planning
May, 2020