



An
Bord
Pleanála

Record of Meeting ABP-306830-20

Case Reference / Description	205. no build to rent apartments and associated site works. Unit 1 Cookstown Extension, Cookstown Industrial Estate, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	20 th May 2020	Start Time	09:30 a.m.
Location	Via Microsoft Teams	End Time	11:15 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Jim Johnston, Senior Planner
Colm Maguire, Assistant Planner
Brian Harkin, Engineer
Willie Purcell, Senior Engineer

Representing Planning Authority

Kevin Hughes, HPDC
Margaret Commene, HPDC
William Power, Architect
Karl Hannigan, Applicant

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 2nd April 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 LA 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 6th March 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 matters**

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

ABP sought further elaboration/discussion on:

- Timeline for adoption of draft LAP
- Integration with development of adjacent sites in the area

Planning Authority's comments:

- LAP could be adopted on 6th June, therefore, it would come into effect in July
- Access and residential amenities are a concern having regard to the fact that adjoining plot not part of proposed residential site
- There needs to be an assessment of the impact on residential amenity of noise, odours and disturbance from adjoining bakery

Prospective Applicant's response:

- Site area is 0.6 hectares
- A streetscape is being created along the Cookstown road in line with the nearby SHD that was granted (303803)
- The site is an entry point to Cookstown

Further ABP comments:

- Need to have regard to draft LAP or the one adopted at the time of application

2. Design strategy, including layout of streets and access

ABP sought further elaboration/discussion on:

- Standard of residential amenity for occupants
- Proximity to the bakery and noise and odour impact
- Length of internal corridors
- Dual aspect apartments
- Daylight/sunlight for apartments and open space
- Role of green area between the site, the Luas line and public roads
- Housing mix

Planning Authority's response:

- Plot is 40% more than recommended in draft LAP
- There needs to be a robust design rationale
- This is a landmark entrance to Cookstown area
- In this context more height may be possible
- Community, social and education audits need to be submitted
- Outline the impact on the long elevation
- Show sunlight/daylight at communal space
- Submit a unit mix

Prospective Applicant's response:

- The plan is designed to work even with the bakery in operation
- Noise and odour assessments will be submitted, mitigation measures will be outlined if needed
- Justification for height and plot ratio can be provided

- Upper limit on height due to aviation safety
- Plot ratio is 2.3
- Length of corridors will be examined
- Daylight/sunlight analysis will be submitted
- Communal open space is to the south east of the site
- There will be integration with the green area to the front of the site

Further ABP comments:

- Refer to section 3.7 of the 2018 apartment guidelines regarding 3 person 2-bedroom units
- Address the green area to the front of the site
- Clarify which apartments are dual aspect
- Ensure management and compliance with the SPPR7 for BTR schemes
- Length of the proposed corridors is a concern

3. Streets and access

ABP sought further elaboration/discussion on:

- Pedestrian safety and access to Luas stops
- Shared access with the bakery

Planning Authority's response:

- Access to the development needs to be safe for pedestrians
- A safe desire line to the Luas should be examined
- A right hand turning lane on Cookstown Way should be considered
- A shared road with the bakery has issues
- Outline fire tender and bin lorry access

Prospective Applicant's response:

- Road and greenway beyond it are in our ownership
- Parking will be justified
- A rationale will be submitted regarding bin storage
- The basement will have a single access and exit point

Further ABP comments:

- Ensure pedestrian safety
- Any proposed widening of the carriageway would be concern, might need to be considered in the context of the street's overall function rather than in relation to an individual SHD

4. Drainage and water supply

ABP sought further elaboration/discussion on:

- Outstanding drainage and water issues

Planning Authority's response:

- Attenuation can be above ground
- Consider additional SUD's, swales and green roofs

- Show soil testing
- A water main upgrade may need to be funded by the applicant

Prospective Applicant's response:

- Can meet council's requirements regarding surface water drainage
- All upgrades sought by Irish Water would be in the public domain

Further ABP comments:

- Address any outstanding issues in consultation with the council/ Irish Water
- There is no further information sought at application stage

5. Any other matters

Planning Authority's comments:

- Detail the public realm and plot ratio

Prospective Applicant's response:

- Communal amenity spaces will be addressed
- This is a standalone proposal

Further ABP comments:

- No further comments

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
June, 2020