



An  
Bord  
Pleanála

## Record of Meeting ABP-306992-20

<b>Case Reference / Description</b>	168 no. apartments, crèche and associated site works. Rathbourne Avenue, Pelletstown, Ashtown, Dublin 15.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	8 <sup>th</sup> June 2020	<b>Start Time</b>	9:30 a.m.
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:30 a.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Barry Kelly, Castlethorn
Stephen Little, Stephen Little & Associates
Conor Kinsella, O'Mahony Pike Architects
Ian Schwartz, Waterman Moylan Consulting Engineers
Daiithi O'Troithigh, Doyle O'Troithigh Landscape Architects

### Representing Planning Authority

Siobhan O' Connor, Senior Executive Planner
Nicola Conlon, Transport Planner
Roisin Ni Dhubhda, Transport Planner

## **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 11<sup>th</sup> May 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 24<sup>th</sup> 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. Development Strategy for the site, to include proposals in context of zoning objectives, height, scale and massing; relationship and linkages with the Tolka Valley Park, site layout, public and communal open space, interface with public realm and existing Rathborne developments.**
- 2. Residential Amenity, length of internal corridors, including number of single aspect units, sunlight and daylight analysis, and microclimate factors.**
- 3. Transport and Parking.**
- 4. Any Other Matters.**

**1. Development Strategy for the site, to include proposals in context of zoning objectives, height, scale and massing; relationship and linkages with the Tolka Valley Park, site layout, public and communal open space, interface with public realm and existing Rathborne developments.**

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

- Compliance with the Land Use Zoning Objective Z14
- Compliance with the Ashtown Pelletstown LAP
- Rationale for unit Mix and density
- Core strategy set out in the Dublin City Development Plan and unit allocation in the Ashtown Pelletstown LAP.
- Justification for proposed height, scale and massing

**Planning Authority's comments:**

- A mixed use is not being provided
- A community audit showing use within 1km should be submitted
- Family units are welcome
- No overriding issues with density or the core strategy
- Address any outstanding issues in our Parks Report

**Prospective Applicant's response:**

- The zoning is Z14
- The proposed development includes a crèche
- There are sufficient commercial units in the village centre to cater for the demand.
- Existing commercial units vacant in the area.
- Site is close to the train station and other public transport links to justify the proposed density.
- Family units are located at the courtyard block
- Development strategy creates buildings that are opened ended to the south
- Tolka Park to the north is also being addressed
- Public open space is linked to the village and Tolka Park
- Own door access is being maximised for family units
- A community and commercial audit will be provided at application stage.
- The ten-storey block sits in the open space
- Surface parking is located on the eastern portion of site. Additional landscaping will be provided.
- There is a landscape buffer allowing own door use
- Majority of linkages to the Tolka Valley Park are from the Ashtown Road
- Public footpath linking into the park
- Drawings will show permeability
- Private areas will have buffer planting
- Communal spaces to the west of the site will be re-examined
- There is an embankment to the north
- The ground floor apartments are overlooking the Tolka Valley

**Further ABP comments:**

- Need to address Land Use Objective, Building Heights, Mixed Use and Core Strategy. If the proposal materially contravenes the plan, this needs to be addressed in the documentation submitted with the application.
- Need to set out a rationale/justification for the proposed height, scale, massing and density.
- Examine the interface with existing roads, public realm, Tolka Valley Park and the existing Rathborne Development.
- Address issues raised in the DCC Parks Report.
- Address connectivity and permeability through the site, with the existing Rathborne development, Tolka Valley Park and the wider area.

**2. Residential Amenity, length of internal corridors, including number of single aspect units, sunlight and daylight analysis, and microclimate factors.****ABP sought further elaboration/discussion on:**

- In particular relating to Block Two (U-shaped building)
- Length of internal corridors
- Delivery of dual aspect units
- Sunlight/daylight analysis
- Entrances to the building

**Planning Authority's response:**

- Clarify the percentage of dual aspect duplexes
- Outline the daylight provision for block 2

**Prospective Applicant's response:**

- Corridors are on a single level in the scheme
- It's possible to top light corridors
- There will be natural sunlight
- Lower duplexes are opening onto the courtyards
- All duplexes are 3 beds and will be dual aspect
- The courtyards on the lower ground have own door access
- North facing single aspect units will be reconfigured
- Through-units will be provided
- Kitchen/dining will open onto a separate terrace
- The back-to-back arrangement will be gone
- Dual aspect is currently 40%
- This will be increased
- A sunlight/daylight analysis of the lower ground floor area will be undertaken.
- The design has evolved to take on board the comments by DCC in their opinion.

**Further ABP comments:**

- Submit a report that addresses residential amenity,
- Detail the sunlight/daylight analysis
- A microclimate (wind study) should be submitted
- Interlocking cross sections would be an interesting response to the issues raised in the DCC report

- Re-examine the proposed entrance lobby to create a greater sense of arrival/quality entrance space to the new homes

### **3. Transport and parking**

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

- Rationale for the proposed surface parking to the east of the site.
- Rationale for the parking provision given the context and location of the site.
- Access arrangements.

#### **Planning Authority's response:**

- Justify the proposed surface parking in the east
- Detail parking for the crèche to the west of the site
- Pedestrian access to the site is limited
- North and east entrances are a concern
- Traffic flow to the east of the site needs to be examined
- There is a potential vehicle and pedestrian conflict from the southwest
- Clarify the proposed shared surface and car usage

#### **Prospective Applicant's response:**

- Parking has been broken up
- Tree planting will be integrated with the surface parking
- There is undercroft parking
- Rationale for parking being located in the east is that access via the south affects a bus corridor
- Buses still have priority accessing the east of the site
- Access to River Road is a pedestrian priority
- Spaces have been reduced to allow for refuse vehicles
- Surface treatment reflects pedestrian priority
- The south of the site is the most viable area for crèche set down
- There will be a Road Safety Audit submitted

#### **Further ABP comments:**

- Submit a rationale/justification of the proposed parking to the east of the site if this layout is pursued.
- Identify the set down area for the crèche
- Address potential conflict between pedestrian and vehicles, in particular the access of River Road and links to the surface parking provided on the western portion of the site.
- Show desire lines and pedestrian routes in this site and connectivity with the wider area.
- Address issues raised in DCC Transportation report.

### **4. Any Other Matters**

#### **Planning Authority's comments:**

- The height, amenities and connections at block one are a concern

**Prospective Applicant's response:**

- Height at Block One is appropriate
- It is 10 storeys to the north west and 8 storeys facing the village
- There is permeable open space, communal open space and a roof terrace

**Further ABP comments:**

- Justification/rationale for the height of Block One and a Residential Amenity Report should be submitted.
- Address access to roof terrace (Block One) and communal amenities for all future occupiers.

**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)

---

Tom Rabbette  
Assistant Director of Planning  
June, 2020