



Case Reference / Description	148 no. Build to Rent apartments and associated site works. Lands adjacent to Tully Vale Road, Townlands of Laughanstown, Cherrywood, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27 th August 2020	Start Time	10.00 am
Location	Via Microsoft Teams	End Time	11.20 am
Chairperson	Tom Rabbette	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Kenny, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Seamus Neville, applicant
Darren Quaile, Clear Consulting
Mark Kennedy, Reddy Architecture
Seamus O'Rourke, Muir Associates

Representing Planning Authority

Patrice Ryan, Executive Planner
Vivienne Byrne, Senior Planner
Sarah McCullough, Landscape
Enda Duignan, Executive Planner
Julienne Brown, Senior Executive Planner
Michelle Breslin, Senior Executive Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams 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 22nd 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 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 3rd April 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. Cherrywood SDZ Planning Scheme - quantum, density, building height, unit mix and phasing.**
- 2. Development Strategy – scale and mass, architectural detailing, frontage and enclosure, open space and landscaping.**
- 3. Resident Support Facilities, Services and Amenities.**
- 4. Residential Amenity.**
- 5. Water & Drainage – items raised in PA opinion and IW submission.**
- 6. Transportation - items raised in PA opinion.**
- 7. Any Other Business.**

1. Cherrywood SDZ Planning Scheme - quantum, density, building height, unit mix and phasing

ABP sought further elaboration/discussion on:

- Consistency with the SDZ Planning Scheme provisions in relation to density, building height, unit mix and phasing.

Prospective Applicant's Comments:

- Proposed density and height are justified under the Apartment Guidelines and Building Height Guidelines.
- The site is at a strategic location that is proximate to Luas and at convergence of 2 major roads in the scheme area.
- The draft planning scheme had included an upward modifier on this site that would have allowed for extra height. Removed on foot of a submission.
- The adjacent Tullyvale estate is 5-6 storeys in height.
- The unit mix has regard to apartment guidelines.
- No issues relating to phasing.

Planning Authority's Comments:

- Undesirable precedent in terms of density and height.
- On foot of SPPR3 of the Building Height Guidelines, the PA is undertaking a review of the building height parameters in the planning scheme. Amendments will be submitted to ABP in quarter 3 or 4. The prospective applicant has made a submission on this review.

ABP Comments:

- Need for clear reasoning and justification in relation to any proposed deviations from the approved planning scheme.

2. Development Strategy – scale and mass, architectural detailing, frontage and enclosure, open space and landscaping

ABP sought further elaboration/discussion on:

- The proposed development strategy.

Prospective Applicant's Comments:

- Providing three independent architectural blocks.
- Layout provides open space for residents on site. Will address the functions and permeability of spaces in application.
- Public open space is behind fence/railing.
- Note comments in PA Opinion relating to architectural style. High quality finishes proposed.
- Consideration has been given to Grand Parade. Not identified as a primary frontage in the planning scheme and on western side for solar orientation. Can look at this again.
- Greater level of detail will be provided in application.

Planning Authority's Comments:

- Development needs to be consistent with planning scheme and to tie into the existing and proposed character of the area – coherence required.
- Lack of details on contiguous elevations.

- Clarity on visual impact assessment and on how the proposal relates to the town centre.
- Need to address functionality of communal open space and how people will move through the space.
- Planning Scheme sets out specific requirements for different types of amenity space; application documents need to accord with this.

ABP Comments:

- There is a need for justification in relation to the proposed building height, scale and massing having regard to the locational context – existing and permitted.
- There is a need for images at application stage such as photomontages and CGI's to support visual impact assessment.
- Concern in relation to the urban design response to Grand Parade and to open spaces within the site. Also need further detail in relation to architectural detailing and finishes.

3. Resident Support Facilities, Services and Amenities

ABP sought further elaboration/discussion on:

- The quantity and function of support facilities, services and amenities.

Prospective Applicant's Comments:

- Prospective applicant in discussions with a number of operators and will include more detail in the application.

Planning Authority's Comments:

- PA have concerns in relation to the level of provision. The application should include an operational management plan that detail how the scheme will operate.

ABP Comments:

- Level of provision low for BTR of the size proposed.
- There is a need to detail how the development will operate and to submit a draft covenant / legal agreement for BTR.

4. Residential Amenity

ABP sought further elaboration/discussion on:

- Sunlight/daylight, microclimate, inward noise etc.

Prospective Applicant's Comments:

- Aware that further studies are needed in relation to daylight and sunlight, microclimate, and noise. Also intend to submit studies on archaeology and ecology.
- Although it's a BTR scheme applicant is not looking to avail of flexibility in relation to residential standards.

Planning Authority's Comments:

- Discrepancies in HQA would need to be addressed in the application.

5. Water & Drainage – items raised in PA opinion and IW submission

ABP sought further elaboration/discussion on:

- Matters raised by IW in relation to core water and wastewater infrastructure within the SDZ.
- Matters raised by the PA in relation to surface water drainage.

Prospective Applicant's Comments:

- Vartry reservoir upgrade underway and will service entire Cherrywood area.
- All sewers have been provided.
- All details for connections will be agreed prior to lodging the application.

Planning Authority's Comments:

- Detail required for surface water and SuDs drainage design.
- Calculated discharge rates need to be addressed.

ABP Comments:

- Need to address issues raised by the PA and Irish Water prior to making an application. No provision for further information under SHD.

6. Transportation - items raised in PA opinion

ABP sought further elaboration/discussion on:

- Matters raised by the PA in relation to transport strategy for the area.

Prospective Applicant's Comments:

- Relying on flexibility provided by the Apartment Guidelines in relation to car parking, given the sites central and accessible urban location.
- In the Tully Vale housing estate, there is a significant amount of car parking that is not used.
- Will provide further detail in the application in relation to the management of car parking.
- Established pattern of going to work and college and not using cars

Planning Authority's Comments:

- There is a need to address car parking, car sharing and car storage requirements and to show how car parking will be managed.
- Need to address the potential for overspill to the public realm.

ABP Comments:

- Notwithstanding the guidance in the Apartment Guidelines, there is a need to set out a clear justification for the level of car parking proposed based on car parking demand and the transport strategy for the area.

7. Any other matters

ABP Comments:

- Need to address issue of childcare provision.
- Red line boundary should incorporate all works proposed.

Planning Authority's Comments:

- Need to address construction phasing and consent for access during construction and occupation.

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

Tom Rabbette
Assistant Director of Planning
September, 2020