



Case Reference / Description	933 no. apartments, childcare facility and associated site works. De La Salle Lands (a protected structure), Ballyfermot Road, Dublin 10.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	5 th October 2020	Start Time	02.00 pm
Location	Via Microsoft Teams	End Time	03:30pm
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Fiona Fair, Senior Planning Inspector
Rachel Kenny, Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Tracy Armstrong, Delphi Design
Greg Davey, Delphi Design
David Smith, Delphi Design
Thomas Jennings, DBFL Engineers
Pieter Martinson, DBFL Engineers
Sarah Curran, DBFL Engineers
Fergus McGarvey, Mitchell & Associates
Dermot Nolan, Sheridan Woods Nolan

Representing Planning Authority

Suzanne White, Planner
Heidi Thorsdalen, Roads Planning
Rhona Naughton, 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 26th 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 21st 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. Principle of Development: (Z15 Zoning)**
- 2. Development Strategy for the site including urban design considerations such as building height and the bulk, scale and mass of blocks; architectural treatment; and interface with protected structure and public streets.**
- 3. Visual Impact, submission of CGIs/visualisation/long range views from Phoenix Park Chapelizod ACA and wider area.**
- 4. Residential Amenity: (internal and external) open space provision, aspect of units and access to daylight and sunlight.**
- 5. Site Services**
- 6. Any other matters**

1. Principle of Development (Z15 Zoning)

ABP sought further elaboration/discussion on:

- The site is zoned 'Z15' - Institutional and Community with the stated zoning objective 'to protect and provide for institutional and community uses.' How the proposal is in accordance with and assists in securing the aims of the zoning objective; how it secures the retention of the main institutional and community uses on the lands, incl. space for necessary expansion of such uses; how it secures the retention of existing functional open space e.g. school playing fields and the manner in which the nature and scale of the proposal integrates with surrounding lands, needs to be justified.
- Justification of the height and density of the proposed scheme in light of the zoning objective and any possible material contravention issues with the zoning.
- 7 zones identified within the scheme (Zones A – G).
- Reservation of a parcel of land, containing the western classroom block and green space, for potential future education use, is noted. What consultation to date has taken place with Department of Education and Skills.
- What assessment has been carried out to date with respect to demographic analysis and assessment of community infrastructure and school demand capacity.
- There is a need for the development to be integrated successfully into the area. Connections, links, way finding.

PA Comments:

- Zoning objective is to protect and provide for future community uses.
- It is pertinent to determine whether there is no longer an educational need for the site.
- It is noted that an assessment of future demand for education space locally has not been undertaken.
- The masterplan should set out how the reserved site for education or alternative uses will be managed in the short term and not left vacant.
- Proposal should indicate the scale and massing of any future development on the reserved school site.

Prospective Applicants comments:

- 11th August, 2020 we received a letter from the Department of Education querying the lands in question.
- We have requested a meeting with the Department, they have further confirmed they want a site reserved for provision of schooling we have no objection to doing this.

Further ABP comments:

- Queried whether the consultation with the Department of Education and Skills related to the 0.5 ha site reserved for future education needs or the overall site.
- Demographic and social infrastructure analysis to be carried out.
- The reserved school site should be included within the red line boundary of any proposal.

Further Planning Authority's comments:

- The applicant should seek further consultation with the Department of Education and seek clarity on school need at this location. Details of the prospective applicants'

meetings / consultations with the Department of Education should be documented and provided at application stage for clarity.

Further Prospective Applicants comments:

- Documentation will be submitted at application stage to demonstrate how it is proposed the reserved site for the school will fit into the overall scheme.
- We are currently working on the mentioned reports and will supply them when an application is lodged.
- The consultation with the Department was for a 0.5 Ha reservation for a school site.

2. Development Strategy for the site including urban design considerations such as building height and the bulk, scale and mass of blocks; architectural treatment; and interface with protected structure and public streets

ABP sought further elaboration/discussion on:

- Justification for the bulk and massing.
- Justification for height and architectural / design, details and finishes.
- Set back of buildings along the Ballyfermot Road.
- Road width is quite wide, possible scope to bring forward the building line or justification of the set back.

PA Comments:

- Heights of buildings is a material contravention of the plan.
- Developments surrounding the site and townscape are of a more modest scale, character and nature.
- The proposed site is quite elevated in nature.
- Justification for five of the zones / blocks being 9 storeys in height or greater.
- Development appears quite bulky, particularly, from the east and north of site.
- Loggia and the gates are part of the protected structure.
- Important to provide documentation to show proposals for future scale / design of buildings on the reserved site.

Prospective Applicants comments:

- Chapelizod bypass shadowed by tree line.
- Consider the density of the scheme is appropriate taking into account its location, site size, connectivity, public transport and services in the surrounding area.
- Propose to connection across to Markiewicz Park.
- Pocket park created in line with The Steeples.
- Concentration of height into the central area of the scheme was most appropriate, taller volumes will be split up no heavy massing.
- Varying heights were proposed to ensure the scheme appears relaxed specifically at the central space.
- Looked at the height of the proposed development from areas such as the Phoenix Park, Chapelizod bypass to observed if there was any impacts, skyline will not be unduly impacted.

- The scheme design has cognisance to the Protected Structure on the site, the retention of functional open space in line with the zoning and it will address the Ballyfermot Road appropriately.
- A landscape buffer is considered appropriate for the streetscape at Ballyfermot Road. The subject site is heavily wooded with mature trees along the south east boundary with Ballyfermot road. The design of the development has regard to the zoning objective (Z15) and site specific characteristics of the site.
- Scale and massing considered appropriate at this location.
- Green area to connect more to the park and bus corridor, address the path width.
- The parks department will take this front area in charge, we have worked with them on the streetscape.
- Preference would be to remove the pedestrian gates/posts.
- Sun/daylight was a factor in choosing location of play area at the creche.
- Applicant has carried out a visual impact assessment with long range view, it wasn't ready to be submitted with the preapp but this work has been carried out.

Further ABP comments:

- Justification for height and bulk of the blocks given the elevated position of the site and the modest scale and character of existing development.
- There is a need for submission of a detailed Urban Design Statement and an Architectural Statement, detailing finishes, use of materials and variety in design.
- Greater visual analysis required by way of clear CGI's, long-range views and photomontages from the Phoenix Park, Chapelizod ACA and wider area.
- Clarification required for plans for retention, conversion and modification of the Protected Structure. This matter needs further discussion with the planning Authority.
- Issues regarding alteration of protected gates to be discussed further with the planning authority prior to lodging an application.
- If demolition of a protected structure or part of a protected structure is proposed, full details and justification must be included in the application.
- Location of the creche outdoor play area to the front of the Protected Structure to be further considered.
- Rationale and justification behind the scheme need to be stronger for the design process, what options were considered and what is being proposed. Height and massing is consistent across the scheme, taller elements should create a sense of place, way finding.
- Views are tight and narrow in the CGI's submitted.
- Verified views from the wider area in particular from within the Phoenix Park to be provided.
- The future design of the reserved building / site for the school is a matter for the Department of Education as regards to the design, height and massing. It would not be reasonable for the applicant to provide more detailed proposals for the school at this stage.

Further Planning Authority comments:

- Proposals for the protected structure need to be clear.
- Further meeting and discussion will be facilitated and is encouraged.

Further Prospective Applicant comments:

- Focused heritage impact can be provided, internal uses of the Protected Structure will be submitted.
- Articulation of the design rationale are noted, clarity will be provided at application stage.
- The central block and Protected Structure aims to set the scene.
- Justification will be provided for the height.

3. Visual Impact, submission of CGIs/visualisation/long range views from Phoenix Park Chapelizod ACA and wider area.

ABP sought further elaboration/discussion on:

- Issues have been previously touched on in the agenda items above.
- Any further conservation comments?
- Further consideration on the use of proposed materials, variety and design.

PA Comments:

- Conservation officer has noted further viewpoints and comments. Long range views / photomontages of the proposed development from the surrounding area with views taken from key locations within Chapelizod ACA, the Phoenix Park (Wellington Monument, Magazine Fort, Chesterfield Avenue (in front of Aras an Uachtarain) and The Royal Hospital Kilmainham.

Prospective Applicants comments:

- Further discussion with the planning Authority will be had.
- Happy to receive the conservation officers report, nothing further to add.

Further ABP comments:

- A copy of the conservation officers' report should be submitted to the Board and the prospective applicant.

4. Residential Amenity: (internal and external) open space provision, aspect of units and access to daylight and sunlight.

ABP sought further elaboration/discussion on:

- Planning Authority have submitted a detailed report in relation to this item, applicant should address all concerns raised.
- There is a need for a Daylight / Sunlight Report.
- Detailed analysis of Shadow Impact Assessment (internally and externally). Daylight and sunlight access, it is important that the development meets and generally exceeds the minimum standards in terms of dual aspect,
- Concerns of overshadowing of communal open spaces, private open space and public open spaces needs to be addressed.

PA Comments:

- The drawings submitted are not to scale when printed.
- Drawings indicate that some of the units have no window to bedrooms.

- Single aspect north facing units looking into adjoining blocks, poor outlook. Concern with respect to quality of residential amenity proposed.
- Concern with respect to privacy between opposing windows and private amenity areas within the internal courtyards.

Prospective Applicants comments:

- Additional detail and clarification will be supplied at application stage, PA report will be addressed.
- We will be compliant in align with all development standards set out in 2018 Guidelines on Design Standards for New Apartments
- A Daylight and Shadow study analysis will be submitted.

5. Site services

ABP sought further elaboration/discussion on:

- Irish water letter submitted.
- There is a need to clarify issues pertaining to drainage connections, flood risk and agreements with IW and the Drainage Department of Dublin City Council (wastewater upgrade is required, 375 mm ID concrete sewer present on the site).
- All drainage issues need to be addressed and agreed with relevant authority in advance of an application.

PA Comments:

- Comments supplied by the drainage department in our report taken as read nothing further to add.

Prospective Applicants comments:

- Have received comment from the drainage department, working on technical details, we will submit agreed plans at application stage.
- Pre-connection enquiry approved by Irish Water will also be supplied. It is proposed to divert a sewer the concrete sewer

6. Any other matters

ABP further comments:

- Further meetings and discussion with the relevant departments in the planning authority would be beneficial for a number of aspects of the development.
- There is a need for a detailed Traffic and Transportation Report and a Mobility Strategy.
- In order for the Board to condition a particular item it must lie within the red line boundary.
- There is a need for an EIAR to be carried out.

PA Comments:

- Overall lack of detailed information supplied with respect to the scheme.
- Can the site accommodate further traffic impacts.
- Concern with on street parking, parking at pitch areas.
- Access strategy in relation to the school site to be provided.

- Happy to facilitate further meetings with the applicant.

Prospective Applicants comments:

- The planning authority have submitted a very comprehensive report which we will work alongside.
- Contact with the National Transport Authority, they have stated the bus connects corridor must be implemented and are welcoming of the proposal.
- Junction to the northwest at Markiewicz Park to be right turn, important road safety feature.
- Crossing areas to be upgraded.
- Reserved school site is not currently within the red line of the application.

Further Planning Authority comments:

- Essential that the future school reserved site is within the red line boundary of any proposed development.
- Comments and assessment from the NTA would be useful.

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
December, 2020