



|                                     |  |                          |             |
|-------------------------------------|--|--------------------------|-------------|
| <b>Case Reference / Description</b> | Demolition of existing buildings, construction of 290 no. apartments, childcare facility and associated site works.<br>The Goat, Goatstown, Dublin 14. |                          |             |
| <b>Case Type</b>                    | Section 5 Pre-Application Consultation Request   |                          |             |
| <b>Date:</b>                        | 17 <sup>th</sup> July 2020   | <b>Start Time</b>        | 09:30 a.m.  |
| <b>Location</b>                     | Via Microsoft Teams  | <b>End Time</b>          | 11:22 a.m.  |
| <b>Chairperson</b>                  | Tom Rabbette   | <b>Executive Officer</b> | Ciaran Hand |

**Representing An Bord Pleanála:**

|  |
|--|
| Tom Rabbette, Assistant Director of Planning |
| Sarah Moran, Senior Planning Inspector       |
| Ciaran Hand, Executive Officer               |

**Representing Prospective Applicant:**

|                                      |
|--------------------------------------|
| Tom Phillips, Planner                |
| Ciara Slattery, Planner              |
| Oliver Reid, Planner                 |
| Tony Reddy, Architect                |
| David McDowell, Architect            |
| Simon Bailey, Client                 |
| Charlie Chawke, Client               |
| Eoin O’Cathain, Engineer             |
| Julie Sammiller, Landscape Architect |

**Representing Planning Authority**

|  |
|--|
| Ger Ryan, Senior Planner               |
| Shane Sheehy, Senior Executive Planner |
| Eoin Kelliher, Executive Planner       |
| Claire Casey, Transportation Planning  |

## **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 16<sup>th</sup> June 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 12<sup>th</sup> May 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. Proposed mix of residential and commercial land uses with regard to site specific objectives set out in the Goatstown LAP.**
- 2. Height, Quantum and Scale of Development with regard to Goatstown LAP, County Development Plan policy and national planning policy, quality of residential accommodation and potential impacts on visual and residential amenities.**
- 3. Roads layout, pedestrian and cycle connections, set down area on Taney Road, car and cycle parking provision.**
- 4. Surface Water Drainage issues (as per report of DLRCC Drainage Planning dated 20<sup>th</sup> May 2020)**
- 5. Any Other Matters**

## **1 Proposed mix of residential and commercial land uses with regard to site specific objectives set out in the Goatstown LAP.**

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

- Proposed quantum and mix of commercial, residential and retail land uses in the context of the Goatstown LAP
- Compatibility of the proposed development with the relevant Neighbourhood Centre land use zoning
- Consistency of the proposed floor areas and quantum of residential and other land uses in the development with the definition of Strategic Housing Development set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended)

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

- Concern about proposed mix of land uses with regard to NC zoning and LAP site specific objectives
- Emphasised the role that the site plays as a neighbourhood centre serving the wider area including recent residential developments.
- Accept that the development represents planning gain due to its contribution to the public realm at this location.
- Applicant to consider the proposed layout regarding provision of active frontages to the public spaces and place making considerations, also animation to the public road frontages.
- Quality of proposed development and consistency with development plan and LAP policies are more important than whether the development is considered under the SHD process or as an application directly to the PA.

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

- Proposed car parking provision is ancillary to the primary land uses
- Will consider maximising commercial uses at the site
- Existing commercial car parking at the site is to be relocated within the development,
- The development will enhance the public realm and contribute to the wider area
- There is already existing commercial use on the site (Pub and Restaurant)
- Frontages will have active commercial uses
- There will be glazed frontage onto the car park, which will address security considerations.
- The proposed layout provides limited scope to create additional commercial frontage
- There is more commercial frontage being proposed than what's in the LAP
- Animation occurs at the ground level

### **Further ABP comments:**

- Quantum of floorspaces for various land uses should include parking provision or provide a justification as to why it may not be included
- Be satisfied that the development meets the definition of SHD as per the 2016 Act
- Outline how this proposed development contributes to the wider area

## **2. Height, Quantum and Scale of Development with regard to Goatstown LAP, County Development Plan policy and national planning policy, quality of residential accommodation and potential impacts on visual and residential amenities.**

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

- LAP site specific objectives of height, design and layout
- Quality of residential accommodation to be provided
- Visual impacts, particularly on adjoining residential areas
- Removal / retention of existing trees at the site and proposed landscaping scheme
- Consideration of microclimate impacts to be an integral part of the design process

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

- This site is in a predominantly two storey suburban area
- LAP policy states a benchmark of 3-4 storeys with potential for increased height at road frontages
- The site is on a junction and topography is to be considered
- Concern about the overall height of the development, also abrupt transition in height to adjacent residential areas.
- Issues of microclimate and daylight/ sunlight impacts must be addressed by the applicant.
- Concern about visual impacts.
- Concern about massing and not just building height, LAP recommends a vertical emphasis
- Plot ratio is high and does not compare with other developments in the area
- Applicant to address visual impacts on adjoining residential properties.
- Applicant to demonstrate consistency with development plan standards for public open space.

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

- The proposed layout provides taller buildings around public / communal spaces.
- Can demonstrate sunlight / daylight impacts.
- Scheme has been designed to address microclimate issues.
- There is good shelter, urban space, tall trees and planting at site boundaries.
- The landscaping scheme includes semi mature specimens and native species to mitigate wind and overlooking issues.
- Communal shared spaces have a variety of planting on mounds
- The southern eastern border contains very mature trees and provides a buffer
- Good quality of landscaping proposed overall.
- Queried open space contribution sought by DLRCC at €2000 per unit
- Developer will pay Section 48 development contributions and the development provides planning gain as the lands are being opened up to the public

### **Further ABP comments:**

- Submit a height strategy rationale
- Detail the topography of the site
- Applicant to demonstrate the viability of the podium landscaping
- Look to incorporate SUD's measures if possible
- Detail the potential impact on adjoining amenities and responses/mitigations

- Show views from Drummartin Terrace and the relationship of this site to adjoining residential properties
- Submit a rationale regarding potential special development contributions that may be recommended by DLRCC at application stage.

### **3. Roads layout, pedestrian and cycle connections, set down area on Taney Road, car and cycle parking provision.**

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

- Overall roads layout and traffic impacts
- Pedestrian and cycle connections with regard to LAP objectives
- Set down area at the creche on Lower Kilmacud Road
- Issues raised by PA in relation to the Taney Road frontage
- Proximity to the site boundaries
- Traffic issues at the approach to the Taney Road / Lower Kilmacud Road junction
- Pinch point at Taney Road / Lower Kilmacud Road junction
- Car and cycle parking provision

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

- There is a pinch point at the Taney Road / Lower Kilmacud Road junction
- A request has been made by the applicant to extend the red line to include lands owned by DLRCC
- Applicant needs to address issues raised by DLRCC in relation to road frontages
- Cycle lane is welcome
- Concern about coach set down area at Taney Road, PA would prefer that the development is serviced from within the site.
- Applicant to address issues regarding maintenance of pedestrian links
- Applicant to submit detailed landscaping and way finding proposals.
- The provided public realm is appropriate
- The 1.8 metre footpath needs to be considered further.
- Ensure set back at road frontages
- Management of car and cycle parking is important
- There needs to be a clear distinction between commercial and residential parking

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

- There can be a set back of four metres at the Taney Road junction, with an overhang.
- Loading bay can be considered further
- There could be potentially more landscaping
- Taney Road frontage can be enhanced
- The roads layout includes provision for creche drop off/collection

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

- Submit a rationale for the car and cycle provision and parking management
- Demonstrate parking provision for various land uses
- Justify quantum of parking provision
- Address traffic impacts

#### **4. Surface Water Drainage issues (as per report of DLRCC Drainage Planning dated 20<sup>th</sup> May 2020)**

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

- Potential outstanding surface water drainage issues

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

- Upgrades required to existing surface water network on the adjoining public roads.
- Applicant to provide details of proposed blue roofs
- Further details required regarding surface water drainage.
- Proposed drainage is acceptable in principle

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

- In principle surface water drainage proposals are feasible
- Any potential works or sewer upgrades are in the public domain

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

- Address any outstanding surface water drainage issues raised by the PA Drainage Department

#### **5. Any Other Matters**

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

- Photomontages of the lane at Drummartin Terrace would be useful
- Details of pedestrian connectivity would be welcome

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

- Any outstanding issues will be addressed

##### **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](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  
July, 2020