



An  
Bord  
Pleanála

## Record of Meeting ABP-307242-20

|                                     |  |                          |               |
|-------------------------------------|--|--------------------------|---------------|
| <b>Case Reference / Description</b> | Demolition of existing structure, construction of 153 no. apartments and associated site works.<br>Lambs Cross/Crohamhurst, Sandyford road, Dublin 18. |                          |               |
| <b>Case Type</b>                    | Section 5 Pre-Application Consultation Request   |                          |               |
| <b>Date:</b>                        | 15 <sup>th</sup> October 2020  | <b>Start Time</b>        | 10:00 am      |
| <b>Location</b>                     | Via Microsoft Teams  | <b>End Time</b>          | 11:40 am      |
| <b>Chairperson</b>                  | Tom Rabbette   | <b>Executive Officer</b> | Hannah Cullen |

### Representing An Bord Pleanála:

Karen Kenny, Senior Planning Inspector

Tom Rabbette, Assistant Director of Planning

Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Joe Simpson (Developer)

Martin Hanely, MHL Consulting Engineers, (Roads)

Damian O Sullivan, BLUPLAN Group, (Architect)

Ian Doyle, Ian Doyle Planning Consulting, (Planner)

Adrian Doyle (Planner)

### Representing Planning Authority

Ger Ryan, Senior Planner

Marguerite Cahill, Assistant Senior Executive Planner

Elaine B Carroll, Executive Engineer, Water & Drainage

Claire Casey, Senior Executive Engineer, Transportation

Ruairi O'Dulaing, Senior Parks Superintendent Parks

Bernard Egan, Senior Executive Engineer, Water & Drainage



## **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 25<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 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 28<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. Compliance with Zoning Objective.
2. Transportation – matters raised in the PA's submission.
3. Development strategy - including response to site context; height, scale and massing of blocks; open space provision; and landscaping.
4. Flooding / Drainage.
5. Community Infrastructure.
6. Any other business



## **1. Compliance with Zoning Objective.**

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

- Compliance with the Neighborhood Centre (NC) zoning objective.

### **Prospective Applicants comments:**

- Two office units and a coffee shop proposed at ground level of Block A in response to NC zoning. There are existing commercial units on lands to the south including a convenience shop.
- Concern in relation to over provision and viability of commercial floorspace at this location. High levels of vacancy in other new neighbourhood centres.
- Units in Block A are designed to allow for future conversion should demand arise.
- Potential live work units/working hub more suitable feature of the development for now.

### **PA Comments:**

- Need to respond to NC zoning objective.
- It is envisaged that this neighbourhood centre will provide retail and services for the locality.
- A number of sites along the Blackglen Road are in consultation and envisaged that there will be increased development in the area when the Blackglen Road Improvement Scheme is completed.
- Concern in relation to later adaption in Block A. Layouts and ownership may not allow for this.
- Applications for change of use in other relatively recent centres, such as Belarmine, shows flexibility to respond to needs of an area.

### **Further ABP comments:**

- Submitted documents at application stage need to address the zoning and development plan policy in relation to the role and function of neighbourhood centres.

## **2. Transportation – matters raised in the PA's submission.**

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

- Condition / capacity of the road network.
- Planned upgrade to Blackglen Road.
- Car parking provision.

### **PA Comments:**



- Development in this area is considered premature pending the upgrade of the Blackglen Road. The road is substandard with no pedestrian and cycle infrastructure. No plans to upgrade Hillcrest Road.
- The Blackglen Road Improvement Scheme (as approved) will deliver footpath and cycle tracks on both sides of the Blackglen Road and upgrade the junction of Lambs Cross.
- Part 8 and CPO approved. The scheme is listed on the Council's Capital Programme 2019-2021. Request for tenders has not issued so no clear timeframe.
- Concern in relation to works on the subject site in conjunction with the road upgrade works. The site is impacted by permanent and temporary CPO's. The applicant would need to demonstrate how both projects could proceed in tandem.
- The PA opposes the rate of car parking provision. The rate is below the CDP requirement and is too low given the sites isolated location.

**Prospective Applicants comments:**

- The submitted documents show the proposed road upgrade alongside the proposed development.
- Scope to include cycle/pedestrian infrastructure to the front of the scheme. In situation where the road is delayed, could provide an element of footpath to tie in with the development. Will liaise with the planning authority on this issue.
- 84 parking spaces are proposed including car club spaces. The car club spaces would equate to c. 10 car spaces. Board have accepted this approach previously.
- The site is proximate to employment at Sandyford Business District, to Glencairn Luas stop and there are bus stops adjacent to the site. Planned upgrade works will provide a quality bus corridor and bus stop outside the site. In this context it is felt that the level of car parking is adequate to serve the development.
- Site underlain by rock so cost implications in increasing basement area.
- Looking at surface car parking areas to address the issues raised in the PA's submission in relation to the visual dominance of car parking.

**ABP further comments:**

- Need to address matters raised by the PA in relation to the capacity of the road network in the area and prematurity. The prospective applicant is advised to liaise with the PA in relation to these issues.
- There is a need to provide a clear justification for the level of car parking proposed. The justification needs to be based on the site's location and its accessibility (by all modes) to services and employment.
- Clarity needed in relation to works proposed, if any, to the public road network.





**3. Development strategy - including response to site context; height, scale and massing of blocks; open space provision; and landscaping.**

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

- The response to the site context; height, scale and massing of the blocks; site layout and the provision of open space and landscaping.

**PA Comments:**

- PA submission sets out concerns in relation to the height, scale and massing of the blocks, level of open space at surface level and the dominance of car parking and how the development addresses the streetscape. It is considered that the quantum and scale of development proposed will result in an overdevelopment of the site.
- Fitzsimmons Wood is a protected area. Note the proposal to provide linkages to the open space lands to the west and welcome this.
- The lands to the west are ecologically sensitive and could not be relied on to compensate for an absence of active open space within the site. Development should be able to provide this in conjunction with works to the open space zoned lands. Further detail needed at application stage on proposed link to wood area.
- There is a need to address the impact on the amenity of the bungalow to the west of the site.
- Concerns in relation to materials strategy. Elevations to the road appear monolithic in CGI's – need to break up the elevations.
- An inward noise assessment may be needed at application stage given the sites location on a busy road junction.
- A tree survey is needed at application stage given the number of trees on site.

**Prospective Applicants comments:**

- Limited development in the immediate area of Lambs Cross affords an opportunity in relation to scale.
- Proposed to transition up to 7 storeys at the junction to create a landmark and to provide a plaza along the road frontage.
- Lands of Fitzsimmons Wood are in the ownership of the planning authority. Need to get agreement if lands are to be included within the red line boundary of the site. Will be further discussion with the PA in relation to this area.
- Private roof gardens assist in meeting open space standards.
- Orientated Block B to give frontage to proposed gateway into the woodlands.
- Height precedence in the area is generally 6-7 storeys so consistent with this.
- Can re-look at the bungalow adjacent to the development.

**Further ABP comments:**



- Further justification needed in relation to urban design strategy, visual impacts, response to the site context and overall amenity of the scheme. The justification needs to address the height, scale and massing of the blocks; the relationship to contiguous developments (existing and permitted) and along key frontage; the level of usable open space; and the overall quality of the public realm.
- Need for a Visual Impact Assessment with verified images from key vantage points in the wider area.
- Clarity needed in relation to works proposed, if any, to the adjacent open space zoned lands.

#### **4. Flooding / Drainage.**

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

- Issues raised in the Report of the PA and Irish Water in relation to surface water drainage and the capacity of the wastewater network.

##### **PA Comments:**

- Further information needed in relation to the surface water drainage strategy. Need to address inconsistency in the drainage report particularly in relation to the attenuation volumes.
- Matters raised in relation to flood risk relate to potential deficiencies in the surface water network as proposed
- Need to liaise with Irish Water in relation to issues raised in relation to the capacity of the wastewater network.

##### **Prospective Applicants comments:**

- Planning authority's comments and report have been noted. Suggest that the engineering team meet with the PA's drainage section to address the issues raised.
- Will liaise with Irish Water in relation to issues raised.

#### **5. Community Infrastructure**

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

- Capacity of community infrastructure.

##### **PA Comments:**

- There is a requirement for a Social Infrastructure Audit for a development of the size proposed. The application should include a School Demand Assessment and Childcare Assessment. Need to address the high proportion of young families in this area, and the resulting level of demand for school and childcare places.

##### **Prospective Applicants comments:**



- There are a number of childcare facilities within 1 km of the site. It is expected that capacity exists to meet any demand arising from the proposed development. Will submit an assessment at application stage.
- Social infrastructure audit will be provided demonstrating capacity in the area.

**Further ABP comments:**

- In the context of addressing the mix, range and type of uses proposed within the neighborhood center zoning, the Social Infrastructure Audit should address the suitability of the SHD site for social and community infrastructure, such as a childcare facility.

**6. Any other business**

**ABP comments:**

ABP Opinion will be confined to the proposal at submitted with the request for pre-application consultation only. The Board cannot address matters raised during the course of the tripartite meeting that did not form part of the original submission. At application stage the nature and extent of the proposed development needs to be clear and all works should be included within the site boundary. There is a requirement to include third-party consents for works that fall outside of the applicant's landholding.

**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](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)

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Tom Rabbette  
Assistant Director of Planning  
October, 2020

