



Case Reference / Description	Construction of 420 no. apartments, childcare facility and associated site works. Lands at St. Joseph's, Hansfield, Clonsilla, Dublin 15.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	13 th October 2020	Start Time	02.30 pm
Location	Via Microsoft Teams	End Time	04:00 pm
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Una O'Neill, Senior Planning Inspector
Stephen O'Sullivan, Assistant Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Barry Kelly (Firth Developments UC)
Stephen Little (Stephen Little & Associates)
Shane McGlynn (Stephen Little & Associates)
Daithi Troy (Doyle O'Troithigh Landscape Architects)
Paul Duignan (Duignan Dooley Architects)
Mark Duignan (Waterman Moylan Consulting Engineers):

Representing Planning Authority

Deirdre Fallon, Senior Executive Planner
Carmel Brennan, Senior Architect
Gemma Carr, Senior Executive Parks Superintendent
Linda Lally, Senior Executive Engineer
Niall McKiernan, Senior Executive Engineer
Anne Marie Meagher, Parks Department

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 **4th August, 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 **4th June, 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. Planning Policy Context - SDZ**
- 2. Layout and Public Realm – surface level parking strategy; open space location, quantity and quality; pedestrian/cyclist connection west and south; western tree lined boundary.**
- 3. Block Layout and Design**
- 4. Residential Amenity**
- 5. Transportation**
- 6. Water Services**
- 7. Any Other Matters**

1. Planning Policy Context SDZ

ABP sought further elaboration/discussion on:

- Confirmation required in relation to number of units occupied currently in SDZ. This is relevant to the phasing programme.
- Confirm compliance with SDZ requirements for zone 6, including, inter alia, compliance with density target for Zone 6; confirmation of deliverability of connection to the Canal Walkway; confirmation of deliverability of connection into the proposed east-west feeder route to serve Zone 6 and wider lands; improvements to Clonsilla station (it is not clear that stated improvements work have been undertaken as envisaged by the SDZ); delivery of the village green public open space which is not yet open to the public.
- Material Contravention Statement to be submitted concerning dwelling mix, height, and parking. To further consider range of potential issues arising, including the proposed building of block 7 on identified public open space. This open space may be considered a fixed element of the development as per the SDZ framework map.
- Main area of open space referred to is outside the SDZ and is not mentioned in the SDZ planning scheme. Clarify in documentation if proposal meets open space requirements of SDZ.

PA Comments:

- Circa 1000 units occupied at the moment, unsure of the exact figure.
- Not satisfied with the condition of open space at the Village Green, which is why it is not open to the public yet. FCC in on-going negotiations with a separate developer in relation to this. No timeline in relation to its delivery. Issues being addressed at present.
- Would like to highlight the requirement for a childcare facility within the development, which should be of appropriate scale.

Prospective Applicants comments:

- Adjoining lands to west are in different ownership.
- Planning authority requested us to engage with the neighbouring development in relation to the feeder road connection and link to the Royal Canal as part of phase 1 development. This connection is as previously permitted.
- Development is at 77 to the hectare.
- There is an element of open space along the site boundary.
- As far as applicant is aware, improvement works have been undertaken in the past at Clonsilla station.

Further ABP comments:

- Clear reasoning and justification to be provided regarding any deviations from the current SDZ at application stage.
- Phasing programme is based on number of units occupied and is not related to ownership. There are key elements to be delivered as part of the phasing programme in order to progress from one phase to the next.
- Proposed pedestrian and cycle way at the canal requires clarification in terms of connections proposed, concern with deliverability of the route. While permitted as part of a separate application, its deliverability is a key element for Zone 6. There is a need for certainty in relation to this aspect of the development. Connection at present terminates at a ditch as the western boundary.
- Application needs to be clear on how it can deliver the connection path to Royal Canal Towpath.
- Any outstanding phasing issues should be further discussed between the planning authority and the applicant prior to the submission of an application.
- If the planning authority could give an account of the status of the SDZ/progress to date, as the development agency, this would be useful.
- Core of neighbourhood centre included in the SDZ phasing programme, doesn't seem to have progressed much. Updates should also be provided on this element of the development.

Further Planning Authority comments:

- Social infrastructure audit to be undertaken and provided at application stage.

Further Prospective Applicant's comments:

- We will reflect further on the direct connection to the Royal Canal and give further consideration.
- Further reference will be provided in relation to the improvements to the train station and positive impact proving greater accessibility.

2. Layout and Public Realm – surface level parking strategy; open space location, quantity and quality; pedestrian/cyclist connection west and south; western tree lined boundary.

ABP sought further elaboration/discussion on:

- Rationale for car parking strategy which proposes all parking at surface level, any alternatives considered, and impact of this approach on the public realm and quality of the open space.
- Parking not hidden appears very visible, scope to explore alternative avenues other than surface.
- Dominance of car parking, particularly between Block 2/3, Blocks 4/5, west of Block 5 and also around Blocks 6 and 7.
- Connection of adjoining pedestrian/cycle path to existing path along Canal, as required by SDZ and any difficulties envisaged in achieving this. Documentation needs to be clear on how and when this is to be delivered, in accordance with phasing programme set out.
- Documentation needs to be clear on how and when connection to road to west will be fully delivered and connected into from both sides, in accordance with phasing programme set out.
- Retained tree line to the west to be examined as part of the development.

PA Comments:

- Of the opinion, that there is still a significant shortfall in provision of public open space, suggestion of financial contribution due to lack of usable space within this proposed development.
- Improvements to the play facilities in line with the apartment standards required.
- Propose to organise an updated site meeting with the applicant to discuss trees outside the site.

Prospective Applicant's comments:

- Quantum of car parking is balanced, we have referenced this in the Material Contravention statement.
- Limited provision of parking Along the feeder route, proposed buildings orientated so that the parking should not be obtrusive.
- Our design intention was to conceal the parking as much as possible using shared surface car parks with quality finishes, so that it functions public amenity space.
- Tree planting will be used throughout this shared surface with high end materials.
- We have discussed with and arborist about the possible impact to the trees in question, will provide mitigation measures at application stage.
- Happy to meet onsite with the planning authority for an inspection of the area.

Further ABP comments:

- Criteria set out in the Urban Design Manual to be addressed in terms of delivery of a quality public realm, not dominated by parking. Note that SDZ is open in terms of determination of the appropriate quantum required.
- Further details to be provided at application stage regarding the open space.
- Elaboration needed on play facilities for future residents of the apartments.

3. Block Layout and Design**ABP sought further elaboration/discussion on:**

- Placement of landmark buildings.
- Rationale in relation to the height strategy, scale and massing of proposed blocks. Compliance with SDZ in relation to height.
- SDZ and landmark building locations. Not clear on what makes the proposed blocks 7 and 1 landmark buildings.
- Further detail in relation to architectural detailing and finishes.
- As mentioned previously, concern in relation to location of Block 7 on identified public open space.

PA Comments:

- 33% dual aspect, this figure has scope to be a lot higher due to the location.
- Building to the east benefit from variation in design.

Prospective Applicants comments:

- Comments taken on board regarding landmarks buildings will be more distinguishable and different variations in blocks (1, 5 and 7 in particular) will be addressed further.

Further ABP comments:

- Greater rationale needed for the height strategy adopted.
- Address concerns in relation to positioning and scale of block 7.

4. Residential Amenity**ABP sought further elaboration/discussion on:**

- Schedule of accommodation to be submitted at application stage.
- Sunlight daylight analysis relating to all the blocks.
- Design and function of public open space.

- Quality of the public realm for future residents.

PA Comments:

- Nothing further to add to report and previously mentioned in above agenda items.

Prospective Applicants comments:

- We have looked across all phasing of the scheme in relation to the unit mix across the site in its entirety.
- Can provide at application stage details of the mix that is currently available across the SDZ area.

Further ABP comments:

- The applicant should liaise further with the planning authority.

5. Transportation

ABP sought further elaboration/discussion on:

- Connection west as delivery of the feeder route identified in SDZ is not addressed in traffic report.
- Certainty required in relation to how and when connection to the west will be provided. This road must be delivered as part of the development of Zone 6; this is the final phase of the Zone 6 lands.
- Connection of cycle-pedestrian point west – terminates at the ditch as per submitted drawings. Details and certainty in relation to delivery of the connection to the canal walkway is required as this is a key element of Zone 6, as per the SDZ planning scheme.

PA Comments:

- Additional scenarios being added to the traffic impact report are welcomed.
- Consider manoeuvrability to/from parking spaces.
- Should be available to facilitate a meeting between the prospective applicant and the neighbouring applicant.

Prospective Applicants comments:

- We have had further meetings with the planning authority and have calculated new figures in the transport report, which will be included at application stage.
- Aim to finish Phase 1 no later than April 2021.
- We are happy to liaise further with the planning authority on any other concerns.

6. Water Services

ABP sought further elaboration/discussion on:

- Any further issues/comments to be raised by the planning authority or applicant?

PA Comments:

- Coverages of green roofs should be upped 50-60%; can discuss offline.
- Plans for the roadways between the apartment blocks to be taken in charge?

Prospective Applicants comments:

- No, these roadways will be privately managed and maintained.
- Can discuss green roofs further with the planning authority.

7. Any Other Matters

ABP sought further elaboration/discussion on:

- EIAR/screening requirements to be addressed at application stage.
- Ensure there are no conflicts of information between all the documentation provided, no provision for further information.
- A robust assessment is required in relation to SDZ planning scheme.

PA Comments:

- Nothing further to add take our report as read.

Prospective Applicants comments:

- All comments have been noted. EIA requirements will be covered in the documentation submitted, nothing further to add.

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

Stephen O'Sullivan
Assistant Director of Planning
November, 2020