



An
Bord
Pleanála

Record of Meeting ABP-307288-20

Case Reference / Description	Construction of 748 no. residential units (151 no. houses, 597 no. apartments), creche and associated site works. Lands at Baldoyle (formerly known as the Coast), Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	14 th September 2020	Start Time	14:00 p.m.
Location	Via Microsoft Teams	End Time	15:44 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Pauline Byrne, Partner Head of Planning
Claire Pierce, Project Architect
Richard Doorly, Lead Architect
Periklis Tsoukalas, Project Landscape Architect
Owen Sullivan, Services & Transport
Hakeem Bader, Project Manager
Niall Barrett, CS Consulting
Sophie Moore, HJL Project Architect

Representing Planning Authority

Kathy Tuck, Area Planner
Niall Thornton, Transportation
Mark Finnegan, Parks and Green Infrastructure
Damien Cox, Water Services

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 30th 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 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. Development strategy for the site to include extant permission on site; consistency with provisions of Baldoyle-Stapolin LAP; tenure; design and finishes; permeability/accessibility; open space/landscaping; phasing; childcare facility**
- 2. Residential amenity**
- 3. Biodiversity**
- 4. Transportation matters**
- 5. Drainage matters**
- 6. Any other matters**

1. Development strategy for the site to include extant permission on site; consistency with provisions of Baldoyle-Stapolin LAP; tenure; design and finishes; permeability/accessibility; open space/landscaping; phasing; childcare facility

ABP sought further elaboration/discussion on:

- Extant permission PL06F.248970
- Consistency with Baldoyle-Stapolin LAP
- Density and height
- Design and finishes
- Permeability and accessibility
- Open space and landscaping
- Childcare facility

Planning Authority's comments:

- Density is acceptable; noted that other schemes in the area have higher density
- Additional CGI's/visualisations are needed
- Clarify the elevational treatment; materials/finishes
- Address matters of visual impact
- Accessibility- concerned with the provision of lifts; overreliance on lifts currently at Clongriffin DART station; a redesign of lifts should be reconsidered
- Compliance with extant permission raised – considers that the 99 units and Haggard should form part of this SHD
- Detail landscaping proposals
- Show compliance with phasing
- Clarify the numbers for childcare; a crèche was permitted in the previous permission
- Address the set down area for crèche facility; 3-4 set-down spaces considered limited for set down area

Prospective Applicant's response:

- There is an increase in units from the previous scheme and improved connections to Clongriffin train station
- There will be a stepping of density up to Racecourse Park, taller building located at this location
- Similar materials proposed to be used throughout scheme; subtle changes in colour and texture
- Enhanced public realm; focus is on high quality materials
- Balconies wrap around the square with views to the park and sea
- There is a high level of permeability; noted level difference from Stapolin Square to the train station is eight metres; need for use of steps and lifts
- Alternative access proposed to north of the site
- Accessibility will be shown on application drawings; signage and messaging system can be introduced
- Lifts will be managed by a management company
- The area of Haggard will be included in the red line boundary at application stage; no issues with its inclusion
- Will liaise with PA offline in relation to previous grant of permission and compliance
- Public open space at Racecourse Park noted; detailed landscaping plans will be submitted

- A crèche is being delivered with temporary crèche proposed in interim; will address matters raised by PA in relation to numbers; aiming to provide 5 car parking spaces for the set down area

Further ABP comments:

- Extant permission – outline the main changes to the previous scheme
- Ensure consistency with the LAP
- Clarify and justify the height and density
- Address matter of material contravention and advertise same if applicable
- Outline locations of any material contraventions, if applicable
- Detail the design, finishes and elevational treatments
- Show the interface with the north and the train station
- Detail access to train station; show in the event of a lift breakdown what will happen; the design should discourage loitering
- CGI's and visualisations showing how the site sits in the context of the wider area
- Emphasised importance of accessibility and usability; show key links to Racecourse Park and the station
- In relation to open space and landscaping ensure that The Haggard is included in the red line, if it is being relied upon to meet open space requirements
- Show open space locations and calculations
- Submit a phasing plan
- Additional details in relation to the childcare facility and set down area

2. Residential amenity

ABP sought further elaboration/discussion on:

- Existing and future residential amenities

Planning Authority's response:

- Outline existing and future residential amenities
- Part V units should not be all single aspect units

Prospective Applicant's response:

- Sunlight and daylight analysis will be detailed
- Dual aspect is 43% for apartments, 54% if houses are included
- Existing and future residential amenities will be set out

Further ABP comments:

- Address both existing and future residential amenities
- Outline potential impacts including overshadowing, overlooking, noise and construction impacts, if any
- Submit sunlight and daylight analysis; a microclimate analysis which includes details of open spaces at higher floors
- Detail aspect of proposed units; noted number of single aspect units within Block A

3. Biodiversity

ABP sought further elaboration/discussion on:

- NIS and biodiversity

Planning Authority's response:

- Outline relevant information in the NIS and detail biodiversity

Prospective Applicant's response:

- A NIS and EIAR will be submitted

Further ABP comments:

- Noted proximity of development site to sensitive/designated sites
- Ensure that there are no contradictions in the documents

4. Transportation matters

ABP sought further elaboration/discussion on:

- Report of Transportation Division, as contained within section 8.3.7 Access and Transportation of PA Opinion
- Parking provision

Planning Authority's response:

- Traffic impact assessment should show new access points that are being opened up
- Stress test regarding traffic heading to Longfield Road; include the Donaghmede roundabout in assessment
- The junction is outside the jurisdiction of Fingal but it is important to include as there is an impact
- Detail the ramp design; basement design should show circulation and accessibility to parking; swept path analysis shows an overrun onto public footpaths
- Outlined concerns at reduced parking

Prospective Applicant's response:

- A stress test can be done
- Donaghmede roundabout is in the jurisdiction of Dublin City Council; junction has not yet been assessed
- The 10% threshold is not being exceeded
- The junctions of Coast Road and Grange road have been assessed
- Car parking ratio is 0.55 including visitor parking
- There is car club and car share proposed

Further ABP comments:

- Address the matters raised in PA report in application; liaise with PA in this regard prior to lodging
- Detail the proposed car parking spaces; submit justification for figures proposed; noted parking provision granted in other SHD applications in vicinity; locational context also noted

- Advised for consultations to take place with Dublin City Council regarding traffic, if possible

5. Drainage Matters

ABP sought further elaboration/discussion on:

- Outstanding drainage issues

Planning Authority's response:

- SUD's could be improved
- Flooding is not a major issue
- The tidal lock needs clarity
- A 13:50 pipe needs to be located and safety ensured

Prospective Applicant's response:

- SUD's will be examined
- Further investigation of the 13:50 pipe will be undertaken

Further ABP comments:

- Address matters raised section 8.3.8 Water Services Report of PA Opinion
- Liaise with PA with regards this matter, prior to lodging application, if necessary

6. Any Other Matters

Planning Authority's comments:

- No further comments

Prospective Applicant's response:

- A school demand report will be submitted
- Proximity of the airport is noted

Further ABP comments:

- Submit a building lifecycle report; school demand and concentration report
- Further visualisation/ CGI's are needed
- Have regard to the proximity of this site to Dublin airport

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 **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
October, 2020