



An  
Bord  
Pleanála

## Record of Meeting ABP-307348-20

<b>Case Reference / Description</b>	<b>100 no. residential units (31 no. houses, 69 no. apartments) and associated site works. Blackglan Road, Sandyford, Dublin 18.</b>		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	27 <sup>th</sup> October, 2020	<b>Start Time</b>	02:30 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	03:30 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Hannah Cullen

### Representing An Bord Pleanála:

Daire McDevitt, Senior Planning Inspector
Tom Rabbette, Assistant Director of Planning
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Stephen Little, Stephen Little & Associates
Gerry Haughey, Heron Brook (Prospective applicant)
Stephen Manning, McCrossan O'Rourke Manning Architects
Leanne Courtney, McCrossan O'Rourke Manning Architects
Simone Kennedy, KFLA
Mark McKenna, DBFL Consulting Engineers
John Carr, DBFL Consulting Engineers

### Representing Planning Authority

Ger Ryan (Senior Planner; Planning)
Shane Sheehy (Senior Executive Planner; Planning)
Claire Casey (Senior Executive Engineer; Transport)
Elaine B Carroll (Executive Engineer; Drainage)
Lorraine O'Hara (Assistant Parks Superintendent; Landscape)
Miguel Sarabia (Assistant Planner; Planning)

## **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 **14<sup>th</sup> 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 **17<sup>th</sup> 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. Traffic & Transportation (Access, Connectivity, Car Parking Strategy)**
- 2. Drainage (PA & Irish Water Submission)**
- 3. Design Strategy (design and layout)**
- 4. Residential Amenities (existing and proposed)**
- 5. Childcare**
- 6. Any Other Business.**

## **1. Traffic & Transportation (Access, Connectivity, Car Parking Strategy)**

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

- Capacity of existing road network
- Current status of the Blackglenn Road improvements.
- Connectivity and access to public transport
- Rationale for car parking provision and Strategy.

### **PA Comments:**

- Currently CPO documents are being processed, tenders for construction should be out in the next few weeks, hopeful to begin in Q2 of 2021.
- This site development is dependant on the road upgrades.
- Refers, for the applicant's attention/info, to the two stage 2 SHDs to the west and the east of the site, potential cumulative impact of construction traffic on the road improvement works.
- Temporary acquired lands in the CPO drawings, potential impact of road improvement works on the construction of the proposed apartments in the scheme.
- The parking would contravene the development plan, due to the mix of the scheme the ratio is low.

### **Prospective Applicants comments:**

- Undue delay of the road improvement works, possibility of lodging a construction management plan to be agreed with the planning authority which would allow applicant to progress in some manner with the proposed development.
- How long is it envisaged the development of the road will take?
- Flexible to acquire the strip of the mentioned CPO land.
- The development plan helped to influence the parking strategy rationale.
- Scope to include more spaces at the apartment blocks and duplexes.
- Site is not within 1km to the LUAS.

### **Further ABP comments:**

- The Board will have to be satisfied that the upgrades of the road can commence and be delivered.
- If the proposal results in a material contravention this would need to be addressed in the documentation submitted with the application.
- The documentation submitted with the request states there are 161 spaces proposed, the opinion will be based on the documents submitted with the request.

- Would the planning authority accept a construction stage traffic management plan

**Further Planning Authority comments:**

- Unsure how viable a construction stage traffic management plan and agreement would be as it will be up to the contractor agreement through CPO.
- Advised it will take around 18 months to construct.
- Further consideration for visitor parking and use of club car service to be explored if option to minimise car parking is being pursued.

**2. Drainage (PA & Irish Water Submission)**

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

- Issues raised by the PA Drainage Division
- Issues raised in the Irish Water Submission

**PA Comments:**

- Irish Water have confirmed there appears to be a capacity issue, it is a common issue that is raised on sites around this area.
- Any works by Irish Water should be completed prior to the development.
- Flagged previous SHD refusal at Aikens Village site, some catchment clarification may need to be sought.
- At southern boundary (Carrickmines Stream) open space was previously shown in layout now in a private garden.
- Further details to be requested from Irish Water regarding the deliverability of the works/upgrades needed.

**Prospective Applicant's comments:**

- Re-engaged with Irish Water and have received an updated confirmation of feasibility, they can provide connection to the site.
- The public realm upgrade will be done by Irish Water as the regional contractor.
- All comments in the planning authority's report are noted and will be addressed at application stage.

**Further ABP comments:**

- If 3<sup>rd</sup> party consents are required, these should be included with any application made to the Board.
- Further detail in relation to the flood risk assessment to be provided at application stage.

- Include clarification of commencement of the proposed works.
- Liaise further with the drainage department to discuss technical details/issues outstanding.
- Recommendation to view previous refusal for the Aiken's Village SHD application.

### **3. Design Strategy (design and layout)**

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

- Clarify if houses are impinging on ESB wayleave.
- Review the south east corner rear gardens, houses appear to be missing private amenity space.
- Issues raised by the PAs Parks and Landscaping Services.
- Cottages to the west, clarify if there are balconies on the western elevation facing the cottages.
- Links to adjoining lands. At present road coming up to the western boundary but does not come all the way up to the boundary resulting in potential for ransom strips.
- Connections to the wider area.
- Treatment of the link to Slate Cabin Lane.
- Interface with Slate Cabin Lane and Blackglen Road.
- Treatment of the stream along the southern boundary.

#### **PA Comments:**

- 80% open space within ESB wayleave, concern with the usability and quality of this space.
- Development in Rockbrook example of development that could be looked at for reference.
- Windows situated looking west, concerns raised.
- Taken in charge drawing submitted, the roads should go right up to the boundary.

#### **Prospective Applicant's comments:**

- Open space centrally located between houses and duplexes.
- Bottom of the site gives open space which is more permeable/accessible.
- Open space lawn area has been designed to be surrounded by linear play area which can be used as a kickabout space.
- Describes balcony strategy relative to adjacent existing properties
- Set back area has been included to create buffer zone along with screening to the 1<sup>st</sup> floor deck area.

- Discrepancies in details will be addressed at application stage.
- Rear gardens to the houses will be addressed.

**Further ABP comments:**

- Cross sections to be provided from the cottages to the apartments at application stage.
- Need to ensure all documentation dovetails/is consistent/coordinated across the application

**4. Residential Amenities (existing and proposed)**

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

- The impacts on the amenity of the existing / residential units on adjacent sites (potential for overlooking and overshadowing)
- The quality of residential amenities within the proposed scheme for future occupiers.

**PA Comments:**

- Bin storage operations and management, further details need to be provided.

**Prospective Applicant's comments:**

- Overshadowing does not appear to be a particular issue in this development.
- All information requested and concerns raised will be supplied and addressed at application stage.

**Further ABP comments:**

- Ensure potential impacts re: sunlight/daylight access are addressed in analysis provided at application stage.
- Address potential for overlooking.
- Clarify screening at podium level.

**5. Childcare**

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

- Justification/rationale lack of childcare within the scheme.
- Social infrastructure demands assessment and school audit will need to be supplied at application stage.

**PA Comments:**

- If relying on other locations for childcare to service the proposed scheme, the quality of infrastructure to get to those land uses must be considered.

**Prospective Applicant's comments:**

- Aware of childcare guidelines, currently undertaking childcare analysis report to be provided with the application.

**6. Any other business**

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

- Planning authority raised the requirement for a bat survey to be carried out by the applicant and results provided.
- Ensure at application stage all documentation correlates in the final version submitted.

**PA Comments:**

- Nothing to add

**Prospective Applicants comments:**

- Nothing 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](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  
November, 2020