



An
Bord
Pleanála

Record of Meeting ABP-307476-20

Case Reference / Description	154 no. apartments including the refurbishment of Glebe House and associated site works. Glebe House (a protected structure) and Coruba House Site, Saint Agnes Road, Crumlin, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th October 2020	Start Time	09:30 am
Location	Via Microsoft Teams	End Time	10:50 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Karen Hamilton, Senior Planning Inspector
Tom Rabbette, Assistant Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Mike Freaney, Reddy Architects
Richard Jolly, Ait Landscape
John Pigott, CORA Consulting Engineers
Michael Moran, Transport Engineers
Douglas Bell, Daylight/Sunlight Consultant
Ciaran Mullarkey, MP Architects (<i>Conservation Architect</i>)
Jane Doyle, Doyle Kent Planning (<i>Planning Consultant</i>)
Tony Reddy, Reddy A+U

Representing Planning Authority

Kiaran Sweeney, Senior Executive Planner
Suzanne White, Planner
David Conway, Roads 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 30th July, 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 3rd July, 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. Residential Amenity, inter alia, adjoining properties.**
- 2. Residential Standards, inter alia, dual aspect, sunlight and daylight, open space.**
- 3. Impact on Visual Amenity.**
- 4. Provision of social and community infrastructure.**
- 5. Any Other Matters**

1. Residential Amenity, inter alia, adjoining properties.

ABP sought further elaboration/discussion on:

- Separation distance from property along the north east
- Boundary treatment along the proposed balconies.
- Possible overlooking on adjoining properties.

PA Comments:

- Balcony screening documentation not detailed enough; further information would be useful.
- Day/sunlight analysis to be addressed, particularly for the private gardens of opposing residences.

Prospective Applicants comments:

- Day/sunlight report originally submitted was not the completed version and will be submitted at application stage.
- To address any overlooking from the balconies into Somerville Green, screen planting is in place in the semi-private space area.
- Windows will be designed so that overlooking will be minimised/mitigated

Further ABP comments:

- Opinion can only be based on what has been submitted with the documentation lodged, ensure all amended documentation is supplied in its entirety at application stage.
- Regard should be had to daylight/sunlight standards

2. Residential Standards, inter alia, dual aspect, sunlight and daylight, open space.

ABP sought further elaboration/discussion on:

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- Issues with dual aspect and projecting bay windows are considered non compliant.
- Usability of the open space to the rear of the development.
- Provision of child play spaces and access to the podium landscaped area

PA Comments:

- More detail required for the dual aspect units.
- Day/sunlight to the courtyard area, scope to revise this space.
- 2 Part V allocated units quite a low ADF figure.
- Lack of detail in relation to the treatment of communal space (block B).

Prospective Applicant's comments:

- A very high compliance rate (daylight/sunlight) is provided and the documents will be submitted at application stage to demonstrate this.
- The current analysis indicates 100% compliance in all units with the minimum standards.
- Original podium was achieving BRE standards, this will be a high-quality space with access to sunlight for the occupants.
- The mound structure is shaped as a tech feature to help achieve soil depths for trees and shrubs to grow for planting, creating more privacy.

- The scheme has been redesigned to allow for a reduction in the bay window projection and compliance with the dual aspect requirement.

3. Impact on Visual Amenity.

ABP sought further elaboration/discussion on:

- Additional views showing scale and mass.
- Height and the material contravention statement.

PA Comments:

- More details in images should be supplied at application stage.
- Scope to include a view straight on from Somerville Green to demonstrate staggering/ set back of the building front at application stage.

Prospective Applicant's comments:

- Additional CGI images were presented.
- Rendered images have been completed and will be supplied when an application is lodged.
- Applicant has liaised with the conservation architect in relation to the restoration of Glebe House.
- Propose to take the green strip area opposite the Somerville Green units in charge as there is currently no footpath, the planning authority seemed supportive of providing this pedestrian link to Crumlin Village.

Further ABP comments:

- Ensure documentation submitted at application stage is cognisant of the protected structure on site.
- Submit an architectural heritage report.
- Further discussions with the planning authority in relation to taking areas in charge, document any agreements made.

4. Provision of social and community infrastructure.

ABP sought further elaboration/discussion on:

- Public uses and private amenity spaces need to be highlighted in the scheme and more distinguishable.

PA Comments:

- Community and social infrastructure audit to be carried out and supplied at application stage.
- Concern no provision of childcare facilities, is there availability in the area.

Prospective Applicants comments:

- Satisfied there will be enough childcare spaces in the surrounding area and justification of the non-provision of childcare can be made.

5. Any Other Matters

ABP sought further elaboration/discussion on:

- Consent from Irish Water.
- Documentation to be provided at application stage to justify car parking ratio.

PA Comments:

- Flood risk assessment to be carried out by the applicant, hopeful flood gates will not be necessary, currently working with the applicant on any technical issues.
- Quantum of car parking considerably low at a ratio of 0.38, further analysis needs to be provided for the figure provided.
- Public transport in the area is not deemed high frequency.

Prospective Applicant's comments:

- Applicant will be supplying a mobility management report at application stage.
- There will be no gates at the main entrance.
- Applicant is satisfied with the quantum of car parking that has been proposed, site is within a 10 minute walk to a bus corridor to the City Centre, Luas is within 20 minutes and there are high quality cycle networks.
- 30% of people in the area have no car and less than 60% of people drive to work, these figures will be included in traffic report.
- Fluvial flooding identified; review of ground levels, flood gates will not be used.
- Irish Water are looking to make upgrades, require confirmation of design at application stage.

Further Planning Authority comments:

- PA are happy to engage further with the applicant to resolve issues arising

Further Prospective Applicant comments:

- Applicant welcomes any further conversations with the planning authority, will discuss letter of consent for areas taken in charge.

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

Tom Rabbette
Assistant Director of Planning
November, 2020