



Case Reference / Description	339 no. residential units (179 no houses, 160 no. apartments). Lands to the north of Rathbeale Road and to the west of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	30th November 2020	Start Time	9.30 am
Location	Remotely via Microsoft Teams	End Time	10.45 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

David Murray, Senior Planner
Hugh O'Neill, Senior Executive Planner
Chris Garde, Executive Planner
Gemma Carr, Senior Executive Parks Superintendent
Niall Thornton, Executive Engineer
Philip Grobler, Executive Engineer
Anna Marie Meagher, Parks and Green Infrastructure

Representing Prospective Applicant:

Jim Kenny, Gannon Properties
Susan McClafferty, Gannon Properties
Pamela Gill, CCK Architects

Lea Duran, CCK Architects
Richard Miles, Waterman Moylan Consulting Engineers
Linda Doyle, Doyle & O'Troithigh Landscape Architects
John Downey, Downey Planning
Eva Bridgeman, Downey Planning

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 PA on 31st 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 7th July 2020 formally requesting pre-application consultations with ABP. The 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 layout; height/density, permeability/accessibility; open space; childcare facility; Part V
2. Transportation
3. Drainage
4. Any other matters

1. Development strategy for the site to include layout; height/density, permeability/accessibility; open space; childcare facility; Part V

ABP Comments:

- Local Area Plan expired in July 2020
- Proposed development is in phase 5 of overall development
- Prospective applicant should clearly set out social and physical infrastructure to date
- Indicate what stage of construction open space is at
- Indicate how proposal complies with Urban Design Manual
- Have regard to the extent of carparking
- Hierarchy of streets unclear on documentation
- Have regard to Local Area Plan and national policy regarding height and density
- Most of proposed development is low-density suburban housing
- Have regard to character areas
- Consider townland boundary
- Have regard to location of Block F from a design layout perspective
- Show location of play areas at application stage
- Liaise further with PA if possible
- Provide Material Contravention Statement if any issues of Material Contravention exist and advertise in notices
- Rationale of proposed height and density
- Have regard to local and national policy regarding height
- Significant policy changes since the beginning of this development
- Submit photomontages showing exactly where nearest facilities are and walking distance
- Address PA concerns regarding Part V

Planning Authority's Comments:

- Local Area Plan provides guidance regarding delivery of infrastructure
- Have regard to interconnectivity beyond the proposed development and its context
- Safe, useable open spaces
- Clarify uses of each open, communal space
- Ensure play provisions are in accordance with development plan
- Existing hedgerow at townland boundary

Prospective Applicant's Comments:

- Have broadly followed what has been set out in recently expired Local Area Plan
- Parks and ponds are all complete / under construction. These will be open to the public by Easter 2021
- Limitations of how close a building edge is as large watermain wayleave crosses the site
- Height and density have gone through some redesigns
- Will show townland boundary in landscape plan at application stage
- Four key open spaces in the scheme
- Open space 1 is a former ringfort area. Will be sensitive to cultural heritage
- May consider a redesign of open space 2 but need to be mindful of adjoining roads
- Open space 3 is the largest of the spaces, play space included
- Will consider redesign of open space 4

- Western edge of proposed development has element of native woodland
- Project is driven by viability
- Set down area at childcare facility, consider signage and control measures
- Will consider comments of PA and ABP regarding Part V

2. Transportation

ABP Comments:

- Provide rationale for extent of surface carparking; dominance of car parking within proposed scheme; roads dominated layout

Planning Authority's Comments:

- Extent of surface carparking
- Consider dominance of parking, access for emergency vehicles and hierarchy of road widths
- Traffic volumes have been assessed as part of Local Area Plan
- Proposed development to comply with urban design guidelines

Prospective Applicant's Comments:

- Some changes in carparking will be considered having regard to PA comments
- Robust traffic and transport assessment
- Electronic vehicles can be accommodated

3. Drainage

ABP Comments:

- Address matters raised; liaise with PA prior to lodging application

Planning Authority's Comments:

- Nothing further to add beyond submitted opinion regarding drainage

Prospective Applicant's Comments:

- Irish Water have confirmed that they can accommodate works
- Statement of design acceptance yet to be submitted

4. Any other matters

ABP Comments:

- Address level differences at application stage
- Provide further photomontages/CGI's
- Address the residential amenity issues for future residents
- Submit archaeology report and building life cycle report at application stage
- Provide further detail on quality of the finishes/materials
- Consider locational context
- The Board has made online submissions available on SHD applications. New public notices are available on the Board's website. Refer to the Board's website for the most up to date forms and public notices when preparing to lodge at application stage

Planning Authority's Comments:

- Consider interaction of street trees
- Rationale for height and density
- Reflect on deliverability
- Concerns regarding urban design

Prospective Applicant's Comments:

- Will support additional supporting documentation at application stage
- Will look at material/finishes

- **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
, 2020