



An  
Bord  
Pleanála

## Record of Meeting ABP-307633-20

<b>Case Reference / Description</b>	1368 no. residential units (353 no. houses, 1015 no. apartments), 3 no. childcare facilities and associated site works. Corballis East, Donabate, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	19 <sup>th</sup> October 2020	<b>Start Time</b>	09.30 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:00 am
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Hannah Cullen

### Representing An Bord Pleanála:

Elaine Power, Planning Inspector
Rachel Kenny, Director of Planning
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Kevin Traynor, Aldeo Donabate Limited
Michael Crowe, CCK Architects
Tony Horan, OCSC Architects
Dan Egan, The Big Space Landscape Architects
Declan Brassil, DBCL Planning Consultants
Kevin Laffey, CCK Architect

### Representing Planning Authority

David Murray, Assistant Senior Planner
Sean Flahive, Senior Executive Planner
John Duffy, Assistant Planner
Gemma Carr, Senior Executive Parks Superintendent
Hans Visser, Biodiversity Officer
Helena Bergin, Senior Executive Architectural Conservation Officer
Darragh Sheedy, Water services

## **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 20<sup>th</sup> 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. Development Strategy – density, design, layout, permeability**
- 2. Car Parking Strategy**
- 3. Public Open Space**
- 4. Childcare Provision / Social Infrastructure**
- 5. Water Services**
- 6. Any Other Matters.**

## **1. Development Strategy – density, design, layout, permeability**

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

- Excess in the density material contravention.
- Secondary entrance on the distributor road concerns, further consideration for permeability to site.
- Appropriateness of the location of sheltered housing.

### **PA Comments:**

- There is a long block to the south which creates a barrier, this would be a key area for a desire line.
- Large block of duplexes to the north west, further information needed separation of the public and private realm here.
- Opinion is the sheltered housing should be closer to the village centre.

### **Prospective Applicants comments:**

- Application intended to be entirely under the SHD.
- The density can be further clarified at application stage.
- Allocated sole pedestrian and cycle lane to Donabate town through the site.
- Inclusion of green routes through the site.
- We have engaged with Cluid in relation to the sheltered housing, they were satisfied with the location due to the proximity of the civic space and other uses.

### **Further ABP comments:**

- Clear material contravention strategy to be addressed.
- Rationale for the location of sheltered housing to be supplied at application stage.
- Any deviation from the LAP needs to be further addressed when the application is submitted.

### **Further Planning Authority comments:**

- Happy to facilitate further conversations with the prospective applicant.
- Within LAP statement in relation to 2 storey housing further comments from the applicant in relation to sensitive design in these areas to be addressed.

## **2. Car Parking Strategy**

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

- Car park dominant in particular areas of the scheme, scope to reduce parking numbers and introduce undercroft parking.
- Further detail to be provided why certain blocks have grand floor and podium level parking others differ, what is the rationale.

### **PA Comments:**

- Number of areas of bank perpendicular car parking not supported by DMURS.
- Below normal parking ratio standards however appropriate for this scheme.

### **Prospective Applicants comments:**

- CSO Census data has been used to assist in calculating the parking ratio for the scheme.

- Layout of the parking has been informed by the buffer zones.

**Further Planning Authority comments:**

- Further details to be provided at application stage in relation to parking provision, layout, allocation per block, taken in charge/privatised.
- Car parking provision for the 3 bed units' scope to reduce due to the proximity to the train station and other transport modes.

**Further Prospective Applicant comments:**

- Clear coded drawing will be provided at application stage to demonstrate allocation of car parking spaces.

**3. Public Open Space**

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

- Planning authority want to elaborate/ bring up further items from their report.
- Intention to take in charge of the nature park space.

**PA Comments:**

- Design and layout main concern with the nature park.
- More information should be provided on play provision active and passive to the north of the site.
- Width of the pathway in the park only singular, scope for additional room.
- Mention of dog-free park, further consideration to be given for the management of this unsure it would be appropriate for this scheme.
- Natural playground circular features more favourable than linear.
- In relation to habitual management natural recolonization preferred method.
- Buffer zones to provide a low intensity amenity use.
- Yes, this area will be taken in charge.
- Park to be delivered before the housing ideally.

**Prospective Applicants comments:**

- Linkage path area has been pushed to the west to keep away from the feeding area.
- Will analyse comments in relation to the path in the nature park.
- Rollout of the park would be over 2 seasons/years due to seasonal constraints, housing and the park are most likely to be delivered concurrently.

**Further ABP comments:**

- Details to be provided of a full assessment from the biodiversity officer.
- NIS to be carried out on the elements raised in discussion/ concerns in the planning authority's report.

**4. Childcare Provision / Social Infrastructure**

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

- Social infrastructure audit to be provided addressing the school provision and childcare separately.

**PA Comments:**

- Recent SHD application Turvey Walk, take note of provision of scheme.
- We can provide details to the applicant of a contact in the childcare committee.

**Prospective Applicants comments:**

- Audits are currently being done as part of the EIAR.
- Future proofing of school being worked on.
- We will contact the childcare committee as recommended.

**5. Water Services****ABP sought further elaboration/discussion on:**

- Upgrades due to happen as regards to the waste water noted from Irish Waters submission.
- NIS proposal to drain down into the nature park.

**PA Comments:**

- Reliant provide pump stations and upgrades prior to commencement with the programmed mentioned by Irish Water.
- Address any potential flooding from the Estuary at application stage in form of assessment report.
- Ensure SUD's not impacting on play provision calculations.

**Prospective Applicants comments:**

- Meeting held with Irish Water 27<sup>th</sup> April, 2018.
- Corballis East pumping station will pump directly to gravity lane, when Ballalease station is constructed a small diversion would enable the water could pump to this area, we will discuss further with Irish Water on the technical details.
- In engineer services report SUD's demonstrate the measures introduced.
- Green roofs have been added.
- Use of tree pits, swales, permeable pavements, water butts and a detention pond/basin.
- Nature park drains to the Estuary.

**Further ABP comments:**

- Any impacts to the SPA that attaches to the site will need to be noted a application stage.

**6. Any other matters****ABP sought further elaboration/discussion on:**

- Ensure to provide all documentation highlighted in the planning authority's report at application stage.
- Material contravention to be advertised.

**PA Comments:**

- Visual impact assessment to be supplied with a landscape analysis particularly in locations where the development materially contravenes.
- Design timeframes looking at the neighbourhood centre area, detail how to space can be flexible/adaptable.

**Prospective Applicants comments:**

- Clarification on streets and parking courts in accordance with DMURS.

**Further ABP comments:**

- In the proposed scheme parking court areas currently read as streets due to the destination points.

**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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Rachel Kenny

Director of Planning

November, 2020