



Case Reference / Description	475 no. apartments, creche and associated site works. Swords Road, Whitehall, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27 th November 2020	Start Time	10:05 a.m.
Location	Via Microsoft Teams	End Time	10:45 a.m.
Chairperson	Stephen O' Sullivan	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Stephen O' Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Fergus Lynch, Eastwise Construction
Kieran Gannon, Eastwise Construction
William Power, C+W O'Brien Architects
Joe O'Reilly, O'Reilly Consulting
Carolyn Rollo, Aecom
Niamh Farrell, AGL
John Montgomery, Niall Montgomery Landscape Architects
Patricia Thornton, TOC Town Planning
Conor Doyle, TOC Town Planning

Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
Roisin Ni Dhubhda, Executive Planner
Natalie deRoiste, Executive Planner

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 25th September 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 31st August 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, inter alia, open space**
- 2. Drainage matters, inter alia, Irish Water**
- 3. Traffic and Transport, inter alia, Port Tunnel**
- 4. Any other business**

1. Development Strategy, inter alia, open space

• **ABP Comments:**

- Address the proposed height and have regard to the guidelines and standards
- Clarify the quantum of open space
- Define what will be the open space
- Submit a rationale for the usable open space

• **Prospective Applicant's Comments:**

- Public open space is 20%
- The green area is 5,479 sq. m
- Communal space is 17.54%
- Total area is 4,802 m²
- Private amenity space is 4,220 m²
- Site coverage is 25%
- Open space being provided is substantial
- Building locations were chosen due to the constraints of the port tunnel and other factors

• **Planning Authority's Comments:**

- The public and communal open space is unclear
- Define what is public and communal open space
- Ensure that the quantum of open space is in compliance with standards
- Spatial distribution of the public open space is a concern
- The public open space could connect to the north
- This would help the GAA pitch and public road
- Look to enhance the habitat area
- Re-examine the proposed space near the creche
- Proposed green roofs are positive
- Submit a landscaping plan
- Outline the buffer zone, ventilation areas and quantum

2. Drainage matters, inter alia, Irish Water

• **ABP Comments:**

- Outline the drainage plan
- Clarify as to whether there are any upgrade works required
- Explain if there is any flood risk

• **Prospective Applicant's Comments:**

- There are no outstanding issues in relation to surface water or flooding
- This is not a flood area
- A stage 1 flood risk assessment will be carried out

- **Planning Authority's Comments:**
- Address any outstanding issues in the report

3. Traffic and Transport, inter alia, Port Tunnel

- **ABP Comments:**
- Outline the parking provision
- Have regard to any potential bus connects
- Show that assessment for the Port Tunnel was undertaken

- **Prospective Applicant's Comments:**
- A full assessment has been carried for potential impacts on the Port Tunnel
- Impact is negligible and there is full compliance
- An independent assessment carried out by a separate company also showed a negligible impact
- There will be a further assessment of the Port Tunnel after construction to ensure due diligence

- **Planning Authority's Comments:**
- Discussions with Transport Infrastructure Ireland and the applicant can be facilitated
- Clarify the parking provision for residents, visitors and car clubs
- Detail the quantum
- Avoid overspill car parking
- Satisfied with the safety audit for the main entrance

4. Any other business

- **ABP Comments with regard to application:**
- No further comments

- **Prospective Applicant's Comments:**
- No further comments

- **Planning Authority's Comments:**
- Examine the sunlight access for the creche play area

- **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

Stephen O' Sullivan
Assistant Director of Planning
, 2020