



Case Reference / Description	Demolition of existing buildings on site, construction of 350 no. apartments and associated site works. Junction of Santry Avenue and Swords Road, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	03/12/2020	Start Time	14:38 p.m.
Location	Via Microsoft Teams	End Time	15:20 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys-Thomas, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Tracy Armstrong, Armstrong Fenton Associates
David Smith, Delphi Design Architects
Scott Morton, Architect, Delphi Design Architects
Thomas Jennings, DBFL Consulting Engineers
Laura McLoughlin, DBFL Consulting Engineers
Teodora Karneva, Dermot Foley Landscape Architects

Representing Planning Authority

Siobhan O' Connor, Senior 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 1st October 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 18th September 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. Site Height Strategy and Layout**
- 2. Public Realm Improvements**
- 3. Residential Amenity – Landscape**
- 4. Public Transport and Car Parking**
- 5. Any other matters**

1. Site Height Strategy and Layout

ABP Comments:

- Detail the relationship of the site with the Santry Demesne Park and show how a link into the park could be achieved.
- Clarify the rationale for placing the tallest element of the development at the centre of the site rather than at the junction.
- Explain the rationale for Block G.

Prospective Applicant's Comments:

- The proposed scheme matches the established development to the south (Santry Place) and looks to a northerly focus with connections to the Santry Demesne Park. There are no single aspect north facing units in the scheme. There will be some form of connectivity to the Fingal area as the park lies in their jurisdiction.
- Height is located off the corner, at the centre of the scheme, in order to take advantage of a connection to the park to the north. This will create a gateway and a new green corridor will run south through from the park into the proposed development. The proposed buildings are not bulky or overbearing and they form a book end to the street
- Access road to block G and communal open space could be re-examined, to better incorporate the block and amenity space.

Planning Authority's Comments:

- No objection to height, the site is at a prime location for a gateway building. However, the location of the tall building would be preferable at the corner, at the junction with Santry Avenue/Swords Road. If the tall building is located away from the corner a rationale will be needed
- More detail is required in terms of the relationship of the development with Santry Avenue.
- If block G is being re-arranged look for more integration

2. Public Realm Improvements

ABP Comments:

- More detail around how the proposed development will integrate with the surrounding environment, in particular public realm improvements. It would be useful to incorporate detailed cross sections at regular intervals that show how the building face, footpath and carriageway relate to each other

Prospective Applicant's Comments:

- The existing Lime trees will be maintained, footpaths will be wide and an active street frontage will help with improvements in the public realm.

Planning Authority's Comments:

- Further discussion and planning can take place regarding the public realm

3. Residential Amenity – Landscape

ABP Comments:

- There should be more detailed sunlight/daylight studies and the examination of the dual aspect design of apartments could be better explained. Internal CGI's would be beneficial.
- Details regarding the landscape design and quantum of usable open space requires attention.

Prospective Applicant's Comments:

- Apartments to the south are well laid out and spacious (2 bed apartments are 80 sq. m). The dual aspect ratio is over 50%. In addition, apartments with dual aspect have views to the public open space in the west and communal open space to the east. Balconies are large and provide decent amounts of amenity space.
- Basement area allows for storage and ancillary uses

Planning Authority's Comments:

- Omissions are noted in relation to the HQA and for detailed comments refer to the reports submitted with the planning authority's opinion.

4. Public Transport and Car Parking

ABP Comments:

- Drawings should detail the implications of any BusConnects proposals along the Swords Road.
- More detail should show the interaction of surface level car parking and its implications for good and safe pedestrian environment.
- Submit a traffic management plan with regard to the construction phase of development.

Prospective Applicant's Comments:

- Cumulative impact on neighbouring developments has been considered in terms of traffic management and traffic volumes during the operational phase.
- Potential construction impacts will be detailed
- Car parking at surface level will be re-examined the suitability of long-term bicycle parking will be detailed.

Planning Authority's Comments:

- Have regard to the report in relation to public transport, car parking and traffic.

5. Any other matters

ABP Comments with regard to application:

- No further comments

Prospective Applicant's Comments:

- No further comments

Planning Authority's Comments:

- No further comments

- **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