



Case Reference / Description	227 no. apartments, childcare facility and associated site works. Finglas Road, Dublin 11.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th December, 2020	Start Time	02:30 pm
Location	Via Microsoft Teams	End Time	04:00 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Eoin Wilcox, Ruirside Developments
Joe O'Reilly, Ruirside Developments
Stephen Little, Stephen Little and Associates
Niall Connolly, Stephen Little and Associates
Evelyn Moran, OMP Architects
Kate Fitzgerald, TJOC Consulting Engineers
Thomas Griffin, TJOC Consulting Engineers
Daithi O'Troithigh, DOT Landscape Architects
Michael Dunne, Lafferty Project Management

Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
Ronan Murphy, Executive Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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 once the Opinion has issued,
- ABP received a submission from the PA on **5th October, 2020** providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 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 (Housing) and Residential Tenancies Act 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Open space strategy
2. Site interface with Finglas Road
3. Residential Amenity – dual aspect
4. Issues that arose out of the previous application
5. Any other business

1. Open space strategy

ABP Comments:

- Discussion around the existing layout of the site and any changes from the previous proposal should be clearly explained.
- Some consideration should be given by the applicant to the comments raised in the report submitted by the PA, specifically with regard to open space usability and the potential for a podium level area.

Prospective Applicant's Comments:

- A meeting was held with Dublin City Council (DCC) earlier in the year to discuss reducing the visible appearance of car parking which has now been reconfigured to provide more open space area. Pockets of planting, landscaping and undercroft parking are proposed to be implemented within the scheme.
- The lift is to be relocated to a centralised point and provide greater accessibility levels to the residents of the scheme. Objective to provide a green living type wall with the aim to try and soften the level change from north to south.
- A green strip is proposed between the streetscape and the building line along the front of the site.
- The introduction of a podium level into the scheme would not benefit the site. The comments raised in the PA's report have been noted and will be taken into consideration prior to submitting an application.

Planning Authority's Comments:

- Concern with the space between the Finglas Road and the west side of the block, this space is marginal, and its use is unclear. These types of spaces should not be included in the overall area of usable open space.

2. Site interference with Finglas Road

ABP Comments:

- More information about how the Finglas Road will be addressed by the proposed development would be desirable. As the front face of the development, detailed cross sections and other images to illustrate this important interface with the street are needed.

Prospective Applicant's Comments:

- A low wall/railing across the front of the apartments to address the Finglas Road, there is a slight change in levels in this area, mostly at block A then becoming level at block B and C.
- The addition of planting and landscaping will create a buffer zone providing privacy and reducing direct connection from ground floor units to the road.
- There is a bus stop proposed at the north of the site, BusConnects will not have any significant impacts on the development boundary.
- Green roofs are proposed within the scheme to reduce the use of swales, further meetings with the PA to discuss landscaping and drainage concerns would be useful.

Planning Authority's Comments:

- It should be set out in the landscape plan the different areas of activity particularly to the front of the development.
- Buffer strips proposed should be excluded from the quantum of open space provision.

3. Residential amenity – dual aspect**ABP Comments:**

- It would be useful to fully explain the design rationale behind dual aspect units within the proposed development and ensure that standards are met.

Prospective Applicant's Comments:

- The dual aspect figure is currently at 59%, the applicant is satisfied the standards have been met.
- The stair core of the blocks has been pushed out which creates a T-shape.
- An analysis of the day/sunlight has been carried out of the before and after of the units and will be supplied as part of the application.

Planning Authority's Comments:

- No major concerns have been raised in relation to dual aspect, a rationale should be included by the applicant justifying the methodology for calculating the dual aspect units.

4. Issues that arose out of the previous application**ABP Comments:**

- Any previous issues raised in reports by the Board should be fully addressed in an application.
- An issue regarding flooding was raised in the previous proposal, these matters should be resolved prior to the lodgement of a new application.

Prospective Applicant's Comments:

- A number of points have been picked up from the previous proposal and incorporated in the new development such as: the use of frosted glass on the balconies to reduce any possible overlooking of adjoining properties, aerial enclosure proposals will be fully documented and submitted with the application documents and robust arguments will be provided to address any concerns previously raised.
- The Office of Public Works (OPW) maps do not identify a flooding event to have occurred on the lands, there was an inadequate repair previously carried out resulting in an overflow. This will be referenced in the flood risk assessment. Any surface water drainage proposals will be fully addressed prior to a new application.

Planning Authority's Comments:

- Nothing further to add on this matter.

5. Any other matters

ABP Comments:

- Clarity will need to be provided if a special contribution is being sought by the PA in lieu of open space, if there is agreement of a figure full details must be supplied with the application, if there is no agreement a rationale should be put forward on each side.

Prospective Applicant's Comments:

- Previously, the Parks Department of the PA did not want to take open space area in charge, the introduction of 2 playgrounds, 1 public open space and 1 communal open space was explored. The Council's preference would be to include a special contribution for the PA to improve existing play zones in the area.
- Further engagement will be sought with the PA to determine the best next steps.

Planning Authority's Comments:

- Concern with the public open space raised in the report submitted by the PA, scope to liaise further with the Parks Department prior to submitting an application.

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
December, 2020