



Case Reference / Description	Demolition of existing building and construction of 282 no. apartments, childcare facility and associated site works. Brickfield House, Brickfield Drive, Crumlin, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	30th November, 2020	Start Time	02:00 pm
Location	Via Microsoft Teams	End Time	03:30 pm
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Ronan O'Connor, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Anthony Durkan, Applicant
Laura Brock, Brock McClure Planning and Development Consultants
Matthew McRedmond, Brock McClure Planning Consultants
John Fleming, John Fleming Architects
Conor Daly, John Fleming Architects
Miles Mc Sweeney, John Fleming Architects
Andrew Bunbury, Parkhood Landscape Architects
Declan O'Sullivan, Kavanagh Burke Consulting Engineers
Jim Dowdall, Enviroguide Environmental Consultants
Eoin Munn, Transport Insights

Representing Planning Authority

Kieran Sweeney, Senior Executive Planner
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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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on **9th 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 **11th 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. Principle of Development
2. Design and layout (including height)
3. Proposed residential amenity/Development standards
4. Surrounding Residential Amenity
5. Transport Issues
6. Ecology/Environmental Issues
7. Any other business

1. Principle of development

ABP Comments:

- Further detail is required to demonstrate compliance with Z10 Zoning objective.
- Build to rent (BTR) scheme has been referenced in error within the documentation supplied for this pre-application consultation, ensure that all documentation is corrected in any application submitted.
- Detail of communications, if any, with the adjoining landowners should be submitted.
- A statement of material contravention should be included with an application should the applicant feel a particular element could be a potential material contravention of relevant development plan policy.
- Further information should be supplied in relation to which facilities are proposed to be publicly accessible and which will be private.

Prospective Applicant's Comments:

- The lands in question were previously zoned Z6 prior to the current Z10 zoning.
- Z10 lands infers a level of mixed use within the development.
- A gym, café, creche and tenant amenity areas are proposed to be included within the scheme.
- Willing to make the gym a publicly accessible facility which will be available to the wider public not solely the residents of the development.
- The proposed development is not intended to be BTR, it is a standard apartment scheme, the documentation will be adjusted accordingly.
- There has been no communication with the adjoining landowners, there are various parties involved therefore, it has been difficult to make contact.
- A detailed masterplan will be supplied with an application which will be cognisant of the possibility for future development on 3rd party plans.
- Material contravention statement is currently in draft format, it will be supplied in full at application stage along with the detail required to be published in the public notices.

Planning Authority's Comments:

- Given the scale of the proposed development there would be some concern that a café may not be appropriate to serve the scheme.
- Public access to the gym is a welcome idea.
- There is no apparent objection to the masterplan document proposed by the applicant.

2. Design and layout (including height)

ABP Comments:

- Discrepancy in documents when referring to the block heights, ensure figures are accurate at application stage.
- Scope to include 'no-leaf' viewpoints at application stage along with additional view points from Brickfield Park and from the Crumlin Road.

Prospective Applicant's Comments:

- More viewpoints can be supplied as requested by the Board and the PA as mentioned in their report submitted.

Planning Authority's Comments:

- No objection in principal to the proposed height of the development, further documentation should be supplied at application stage in relation to design and layout at application stage addressing the points raised in the PA report.

3. Proposed residential amenity/Development standards**ABP Comments:**

- Further justification is to be provided in relation to the dual aspect units.
- Scope to include internal views of the hybrid units which appear in the scheme.
- Concern raised with the separation distances of blocks A, B and C.
- Potential overlooking from Block C into the proposed creche area.

Prospective Applicant's Comments:

- The applicant is satisfied that the site allows for provision of greater height.
- The proposed units within the scheme are in excess of the recommended apartment guidelines in relation to day/sunlight.
- A breakdown of unit aspect will be included detailing single, dual and hybrid type aspect.
- There will no living spaces and bedrooms facing into each other on opposing units.
- Balconies and screening are being relooked at, further details will be provided with the application submitted.

Planning Authority's Comments:

- The visuals which have been provided as part of the pre-application consultation stage do not show roof planting, scope to ensure clarity at application stage.
- 50% dual aspect would be sought at this proposed site.

4. Surrounding Residential Amenity**ABP Comments:**

- Details to be included in a report at application stage on potential impacts to the trees on site and a root protection plan/mitigation.

Prospective Applicant's Comments:

- Drawing provided of the creche is unclear in showing the proposed access, this will be clarified at application stage.
- The tree roots will be investigated however this is unlikely to be an issue for the development proposals.

Planning Authority's Comments:

- Take items raised in the PA report submitted as read.

5. Transport Issues

ABP Comment's:

- Further details to be provided in relation to cycle infrastructure.

Prospective Applicant's Comments:

- A car parking and construction management plan is being prepared and will be supplied with the application.
- Further engagement will be sought with the PA.

Planning Authority's Comments:

- Ratio proposed for parking would be considered as low, scope to include an audit of the surrounding area to show rationale for the parking ratio.
- Pedestrian priority should be considered on the shared access point.
- Cycle parking security
- Refuse collection point shown in the documentation provided would not be deemed acceptable by the PA.
- There is currently no cycle infrastructure proposed along the Brickfield Road, scope to be developed in the future.

6. Ecology/Environmental issues

ABP Comment's:

- Draw attention to comments made by parks department's in the PA report to be given consideration.
- Concern with the tree proximity to the site boundary.

Prospective Applicant's Comments:

- Comments made by the parks department have been noted, sufficient survey data has been accumulated and will be provided at application stage.

Planning Authority's Comments:

- Details of root protection to be outlined in the application if the spread goes into the proposed site lands.
- Further boundary treatment details will need to be included at application stage.

7. Any other business

ABP Comment's:

- Comments made in submission by Irish Water (IW) should be noted by the prospective applicant.
- Further meeting between the drainage department of the PA and the applicant to discuss technical details that may arise.

Prospective Applicant's Comments:

- IW comments in the submission have been noted.

Planning Authority's Comments:

- Happy to liaise further with the applicant in relation to any drainage issues.

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

Rachel Kenny
Director of Planning
December, 2020