



<b>Case Reference / Description</b>	Demolition of existing building, construction of 216 no. apartments and associated site works. Former Siemens Site, Blackthorn Avenue and Ballymoss Road, Sandyford Industrial Estate, Dublin 18.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	11 <sup>th</sup> February 2021	<b>Start Time</b>	10.00 am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	11.45 am
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Helen Keane, Executive Officer

**Representing Planning Authority**

Bernard Egan, Senior Executive Engineer
Claire Casey, Senior Executive Engineer
Donal Kearney, Assistant Parks Superintendent
Gary Loughlin, Senior Executive Architect
Ger Ryan, Senior Planner
Gormla O'Corrain, Senior Executive Planner
Miguel Sarabia, Assistant Planner

**Representing Prospective Applicant:**

Brenda Butterly, McGill planning
Trevor Sadler, McGill planning
Brian McCormack, Alanis Capital

Douglas Bell, IESVE
Jacques D'Arcy, Burke Kennedy Doyle Architects
John Ahern, Roughan and O'Donovan
John Montgomery, Niall Montgomery + Partners Architects
Robert McAuliffe, Barrett Mahony Consulting Engineers

## **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 once the Opinion has issued,
- ABP received a submission from the PA on 28<sup>th</sup> 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 29<sup>th</sup> September 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 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. Sandyford Framework Plan - Zoning Objective 'MOC', commercial/residential mix, phasing, height and density
2. Interface - neighbouring sites and public realm
3. Residential Amenity - sunlight/daylight, dual aspect apartments, residential support facilities and amenities, communal open space
4. Car Parking – Quantum and rationale
5. Any other matters

## **1. Sandyford Framework Plan - Zoning Objective 'MOC', commercial/residential mix, phasing, height and density**

### **ABP Comments:**

- The material contravention statement submitted by the prospective applicant is noted, however, greater clarity is required in relation to the underlying zoning objective for the site, that requires a mix of employment and residential uses.

### **Planning Authority's Comments:**

- Current proposals are a Material Contravention of the development plan.
- Coherent approach to Sandyford Urban Framework Plan needed.
- Comprehensive approach required even with market tilted toward residential demand.
- Significant sites for residential development are coming through in the Sandyford area.
- Vision for Sandyford must be viewed in a wider context.
- Draft County Development Plan is currently on public display and includes responses to recent guidelines on density and height.

### **Prospective Applicant's Comments:**

- The majority of the area is office / employment based.
- The zoning objective is being achieved in terms of the area.
- There are strong arguments for residential element in this location.
- Sandyford Urban Framework Plan is from 2011, height and employment in this area have since changed
- Proposed site is more appropriate for high density given the changes in the area, such as the arrival of high quality public transport.
- Does not consider that there is a Material Contravention of the land use zoning, but that zoning objectives are breached and the material contravention statement addresses these.

## **2. Interface - neighbouring sites and public realm**

### **ABP Comments:**

- Address how the proposed development fits into the overall view of the area with regard to the townscape and public realm.
- Further detail required on just how the proposed development will be of a notable building design, as required by the plan.
- Consider submitting additional cross-sections throughout the site and adjacent sites to illustrate the relationships and connections that are possible.

### **Planning Authority's Comments:**

- Further detail required on size, layout and orientation of the public plaza
- Proposed development does not deliver on a notable building design and instead blends into other planned buildings in the area.
- There must be a better design solution to the planned location and design of car park vents.

- Café block appears to sit in the space rather than being a defining edge
- There needs to be better consideration for an interface with Ballymoss Road.
- Can have further discussions with the prospective applicant on general vision for Sandyford
- Have concern regarding relationship of proposed development with the Tyvway site. Further information required on how the proposed development will look if the neighbouring site is not developed
- Further discussion needed on what is proposed to be taken in charge.

**Prospective Applicant's Comments:**

- Have engaged with neighbouring Sandyford Central Residential Development site. The proposed development has 13 and 15-storey block which will tie in with neighbouring development sites.
- Public plaza is part of proposed development and has been designed o function well. The proposed development has a composition of 3 buildings with a complimentary approach
- Car park vents are a reality of such a small site with a basement car park.
- There has been analysis on how the space is used by pedestrians and the design responds to this research. The design seeks to create a public space that feels enclosed and to avoid a hard paved area. Can have further discussions with the planning authority on public realm
- Submitted documentation includes visual impact of proposed development if neighbouring site is not developed as well as if it is developed.

**3. Residential Amenity - sunlight/daylight, dual aspect apartments, residential support facilities and amenities, communal open space**

**ABP Comments:**

- Further detail required at application stage with regard to meeting residential amenity standards and providing the required amount of data with regard to sunlight/daylight analysis.

**Planning Authority's Comments:**

- Proposed development site is not highly constrained and should meet the required standards.

**Prospective Applicant's Comments:**

- Simplicity in design allows for a high proportion of dual aspect to be achieved and this has been done in excess of what is required.
- Detailed studies have been carried out on overshadowing and further studies will be carried out on daylight/sunlight requirements.
- Provision of overall amenity and quality of the apartments has been achieved.

**4. Car Parking – Quantum and rationale**

**ABP Comments:**

- Provide rationale for proposed parking at application stage given the location of the site adjacent to a Luas stop, indicate how parking spaces will be used and managed.

**Planning Authority's Comments:**

- Seeking to maintain a level of car parking in residential developments until the level of car ownership decreases.

**Prospective Applicant's Comments:**

- There is an opportunity to create a basement due to the topography of the site and the proposed parking takes into consideration changing technology and society's changing attitude to transport.

**5. Any other matters**

**ABP Comments:**

- In terms of IW requirements, third party consents are useful at application stage but may form a part of a future agreement with IW concerning connections.

**Planning Authority's Comments:**

- No significant drainage issues.
- Encourages prospective applicant to engage further with the planning authority prior to lodging application.

**Prospective Applicant's Comments:**

- Will have Statement of Design acceptance (IW) prior to lodging 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](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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Stephen O'Sullivan  
Assistant Director of Planning  
February, 2021