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|-------------------------------------|---|--------------------------|---------------|
| <b>Case Reference / Description</b> | 344 no. residential units (39 no. houses, 305 no. apartments), creche and associated site works. Hacketstown, in the townland of Milverton, to the east of the Golf Links Road, Skerries, Co. Dublin. |                          |               |
| <b>Case Type</b>                    | Section 5 Pre-Application Consultation Request  |                          |               |
| <b>Date:</b>                        | 10 <sup>th</sup> December, 2020   | <b>Start Time</b>        | 02:00 pm      |
| <b>Location</b>                     | Via Microsoft Teams   | <b>End Time</b>          | 03:35 pm      |
| <b>Chairperson</b>                  | Rachel Kenny  | <b>Executive Officer</b> | Hannah Cullen |

**Representing An Bord Pleanála:**

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| Rachel Kenny, Director of Planning         |
| Rachel Gleave O'Connor, Planning Inspector |
| Hannah Cullen, Executive Officer           |

**Representing Prospective Applicant:**

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| Clare Fox, Land Development Agency                    |
| James Donlon, Land Development Agency                 |
| Derbhile McDonagh, OMP Architects                     |
| Thomas Jennings, DBFL Consulting Engineers            |
| Ben Mong, DBFL Consulting Engineers                   |
| Bernard Seymour, Bernard Seymour Landscape Architects |
| Stephen Blair JSA Planning                            |

**Representing Planning Authority**

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| Bernadette Quinn, Senior Executive Planner |
| John Duffy, Assistant Planner              |
| Linda Lally, Senior Executive Engineer     |
| Philip Grobler, Executive Engineer         |

## 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 **23<sup>rd</sup> November, 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 **21<sup>st</sup> October, 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. Design Strategy and Unit Typology
2. Layout, DMURS and Surface Parking
3. Open Space and Connectivity
4. Environmental Considerations
5. Any Other Business

## 1. Design Strategy and Unit Typology

### ABP Comments:

- Further description of the access arrangements to the proposed units is to be elaborated on.
- Query the security of the cycle parking arrangement proposed, more details will be required at application staged.
- In relation to the unit typology in the scheme, it is noted that there is a dominance of duplex units.
- Query accessibility of proposed units.

### Prospective Applicant's Comments:

- Own door access is maximised in blocks A1 and A2, the lane will work as a lower ground area to deal with the level change of the site.
- The aim is to have the units 100% wheelchair accessible within this proposed scheme.
- The duplex units are proposed to be for a family unit containing a large terrace area, elderly residents would be using ground floor level units with access to a patio area.
- Further documentation and rationale will be provided at application stage detailing the intent and futureproofing on the units.
- The terraces and living spaces have been angled to look into the park-scape creating an active frontage as well as passive surveillance at block A.
- The proposed cycle parking within the scheme has been split into 3 categories, long term which contains internal locked structure, short term includes the use of Sheffield stands and is overlooked by units and lastly creche spaces.
- Examples can be included of where this parking strategy worked previously such as Clayfarm Ballyogan Road SHD which is currently oversubscribed and of great success.

### Planning Authority's Comments:

- Generally, the PA is satisfied with the design strategy proposed, further details of materials and finishes to be provided at application stage.

## 2. Layout, DMURS and Surface Parking

### ABP Comments:

- Consideration of compliance with DMURS required in light of inclusion of cul-de-sacs and on street parking.
- Visuals and imagery to be provided detailing how cycle and pedestrians are prioritised and how cul-de-sac areas will function.

### Prospective Applicant's Comments:

- The main car route would be from the avenue area and travelling west, this has been documented and coloured the red route, comments have been noted and parking has been minimised on this route.
- Each cul-de-sac area has pedestrian and cycle permeability allowing it to link into further areas within the development.

- Tree planting has also been looked at to be introduced as a mitigation measure which will assist in breaking the parking up.
- The car parking configuration can be relooked at alongside the comments made in the PA report submitted to the Board.

**Planning Authority's Comments:**

- The main access road appears dominated by surface perpendicular car parking.
- There is a concern with the compliance with DMURS.

**3. Open Space and Connectivity**

**ABP Comments:**

- It is unclear from the documentation submitted what the treatment along the edges of the open space will be, further elaboration is also required of the open space treatment to the north of block B.
- Further detail of the design of the 'linear park' is required and confirmation of whether this is a 'park'.
- Further clarity to be provided detailing block F's relationship with the walkway/ linear park.
- Detail of high quality and usable open space required.

**Prospective Applicant's Comments:**

- The building edges will have passive surveillance.
- Wayleave issue overcome by supplying root barriers and using natural species in landscaping.
- The walkway/linear park has been excluded from public open space provision, instead it is being used as an additional area for residents which will be overlooked and provide greater connection through the site.
- The applicant prefers that the walkway/linear park will not be taken in charge.
- The planting typology will be fully detailed in a landscape report which will be supplied as part of the application.
- Block B area contains apple trees and a communal garden, this is unclear in the current documents at application stage this will be rectified.
- Further information has been supplied to the PA on the separate application for proposals to the Golf Links Road.

**Planning Authority's Comments:**

- Irish Water wayleave appears in the area of the walkway/linear park further consideration may need to be given as planting could be limited.
- Further details required of class 2 open space treatment of the southern boundary.
- Accessibility to semi private open space.
- Cycle/pedestrian path proposals at Golf Links Road is under separate application with the PA.

#### **4. Environmental Considerations**

##### **ABP Comments:**

- Note the applicant's intention to submit an Environmental Impact Assessment Report (EIAR) at application stage; note that the correct process should be followed, and all criteria met.
- Application should demonstrate cognisance of the adjoining rail line through design and any necessary mitigation.

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

- A precautionary procedure is being followed to include the EIAR with the application.
- Full noise surveys have been prepared along with mitigation measures which will be fully detailed in the EIAR, all assessments to date have found there will be minimal impact as a result due to the proposed development.

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

- Landowners to the north and the south met and agreed that it would be appropriate for the applicant to submit an EIAR at application stage.

#### **5. Any Other Business**

##### **ABP Comments:**

- Further comments are invited to be raised under this item by either party.

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

- Nothing further to add.

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

- Nothing further to add

**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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Rachel Kenny  
Director of Planning  
January, 2021