



An
Bord
Pleanála

Record of Meeting ABP-308680-20

Case Reference / Description	Demolition of existing structures, construction of 100 no. apartments and associated site works. Falmore, Falls Road, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th January 2021	Start Time	02:30 pm
Location	Via Microsoft Teams	End Time	03:30 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Margaret Commane, Hughes Planning and Development Consultants
Deirdre Walsh, DBFL Consulting Engineers
Thomas Jennings, DBFL Consulting Engineers
Igmar Ferreira, Ferreira Architects
Rejane Nery, Ferreira Architects
Declan Taylor, Applicant Representative

Representing Planning Authority

Michelle Breslin, Senior Executive Planner
Alex Fahey, Executive Planner
Bernard Egan, Senior Executive Engineer
Johanne Codd, Executive Engineer
Claire Casey, Senior Executive Engineer
Tom Kilbride, 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 **14th December, 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 **17th November, 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. Development Strategy for the site to include inter alia:
 - Height, bulk and massing;
2. Residential Amenity
3. Transportation
4. Drainage Matters
5. Any other business

1. Design Strategy

ABP Comments:

- This is the second pre-application for proposed development, noted that there has been a reduction in height and massing of the units.
- Intention to submit material contravention as part of the application for the height.
- It looks that Córas Iompair Éireann (CIE) lands are present along the Northern boundary.
- There appears to be a significant number of landscape removal along Falls Road, the visuals supplied as part of the pre-application documents soften the impacts of the tree removal.

Prospective Applicant's Comments:

- There are 2 sizable applications further west to the proposed lands, road improvements and pedestrian/cycle links are foreseen to tie into these developments.
- Larger building elements have been situated in cognisance of the N11.
- The massing and building heights have been dropped at the western boundary suitably to address the neighbourhood area.
- Eager to facilitate the connection to the north mentioned by the PA, a meeting between Transport Infrastructure Ireland (TII) and the PA would need to be held in order to clarify ownership and access through the lands.
- A cycle/pedestrian footpath link to Stonebridge Road has been proposed within the redline boundary.
- Endeavoured to retain maximum number of trees, the trees that proposed to be removed will be replaced.
- Additional tree planting will also be explored and clarity around the landscaping strategy will be provided.
- A material contravention statement can be supplied at application stage if required.

Planning Authority's Comments:

- It is acknowledged the schemes scale and density has been amended since the previous pre-application however ultimately the proposed development is not site responsive enough at this point.
- There is a lack of services infrastructure.
- A key linkage previously referenced by the PA to the north has not been provided or explored further.
- A meeting with TII can be facilitated. The prescribed body will be looking for as much detail as possible on the proposals to make an assessment.

Further ABP Comments:

- The Board will not determine at this stage if the development is materially contravening, this would be between the prospective applicant and the planning authority.

2. Residential Amenity

ABP Comments:

- Any shadow impact analysis should include the adjoining lands.

- Typographical drawings and sections to be provided in particular to the lands at the western boundary for clarity.
- The imagery from the site to the adjoining properties/ surrounding lands is important to demonstrate any potential overlooking and shadowing.

Prospective Applicant's Comments:

- Intend to include an expansive shadow and day/sunlight assessment when an application is submitted.
- Additional sections along with quality audits and noise reports requested by the PA can be submitted at application stage.
- In the area of the western additional setbacks and landscaping has been adopted.
- Previous plans for a nursing home at the west was of similar heights with less of a set back and was previously approved.
- There is difficulty in obtaining additional imagery to the west due to restricted access from the private property.

Planning Authority's Comments:

- Separation distances predominantly on the west/north-west boundary and balconies will need to be further addressed.

3. Transportation

ABP Comments:

- The car parking strategy and rationale will need to be justified at application stage and supported with relevant documentation.

Prospective Applicant's Comments:

- The parking ratio is 0.92 per unit in accordance with the Apartment Guidelines.
- The current pre-application document pack does not contain the letter of consent from the PA which has since been received, this will be supplied at application stage.
- There are proposals to include a car club space at the entrance of the development giving scope to increase the parking ratio.
- All works proposed will be within the red line boundary.

Planning Authority's Comments:

- The roads department has not had any further engagement with the prospective applicant in relation to the upgrade works along the Falls Road.
- Still of the opinion there is a shortfall of car parking proposed.
- Scope to relocate the car club space to basement level which would serve residents of the scheme better.

4. Drainage Matters

ABP Comments:

- PA request for additional information on the surface water design and proposed connections.

Prospective Applicant's Comments:

- Any technical details can be discussed further with the PA offline prior to lodgement of an application.

Planning Authority's Comments:

- Issues raised in the PA report are similar to the comments made in the previous pre-application.
- In relation to the taken in charge drawing further clarity is needed in regard to any drainage elements.
- Need to ensure that any surface water changes do not conflict with Irish Water.

5. Any other business**ABP Comments:**

- Opportunity to raise any further matters for discussion that may have not been included as part of the agenda.
- The works proposed must be the same on all documentation and reflect the true nature of the works proposed for the site and other works in the red line.

Prospective Applicant's Comments:

- The applicant welcomes the opportunity to liaise further with the PA.

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 **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
February, 2021