



Case Reference / Description	Demolition of industrial building, construction of 548 no. Build to Rent apartments, creche and associated site works. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	26 th January 2021	Start Time	2.30 pm
Location	Remotely via Microsoft Teams	End Time	3.30 pm
Chairperson	Rachel Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Alison Scott, Executive Planner, Planning Department
Heidi Thorsdalen, Senior Executive Planner, Transportation Planning

Representing Prospective Applicant:

Padraig Kehoe, Development 8
Stephen Wagner, Development 8
John Considine, Barrett Mahony
Ryan Mulvaney, Barrett Mahony
Kosta Kapetangiannis, Reddy Architecture + Urbanism
Gabriel Vieyra Macias, Reddy Architecture + Urbanism
Tony Reddy, Reddy Architecture + Urbanism
John Spain, John Spain Associates

Stephen Diamond, Stephen Diamond Associates
Stephanie Byrne, John Spain Associates

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 18th 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 23rd November 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. Previous Permission ABP-304383-20
2. Design and Layout
3. Residential Amenity of future occupants
4. Transportation Issues
5. Any Other Matters

1. Previous Permission ABP-304383-20

ABP Comments:

- Although mindful of the existing permission on the site, the proposed development is standalone application
- Show that Condition no. 4 has been addressed
- Have consideration for 33% dual aspect requirement, hybrid dual aspect units may be included
- Calculation for the dual aspect of the previous permission is not relevant
- The need for additional height must be justified having regard to the height strategy
- Have consideration for Material Contravention statement

Planning Authority's Comments:

- Provide larger scale photomontages at application stage

Prospective Applicant's Comments:

- Additional 69 units from previous permission
- Replacement of some smaller units with larger units, such as studio – 1-bedroom
- Increase of dual aspect units
- New pavilion in main courtyard
- Carparking and bicycle spaces have increased accordingly
- Full dual aspect under the strictest interpretation is 34%
- Will provide larger scale photomontages at application stage
- Communal open space may be used as a communal meeting space for residents

2. Design and Layout

ABP Comments:

- Provide rationale for landscape and design
- Consistency is required across all documentation at application stage
- Indicate if public open space is gated
- Provide rationale for height increase
- Have consideration for the area in the context of a height increase

Planning Authority's Comments:

- Concern regarding the overbearing appearance of the blocks
- Provide additional photomontages of between Block C and D
- Indicate if open space is gated

Prospective Applicant's Comments:

- Additional photomontages have been prepared for between Block C and D
- Will clearly indicate the communal open space is gated and if gate will be closed at certain times
- Public Open space beside the pedestrian link will remain open at all times
- Communal gardens will be gated and will be for residential use only

3. Residential Amenity of future occupants

ABP Comments:

- Ensure compliance with Specific Planning Policy Requirements (SPPR) 7 and 8
- Concern regarding provision of residential amenity having regard to the definition of residential amenity by prospective applicant, such as providing a Winter garden as a sports facility
- Have consideration for the location of the refuse area for commercial areas
- Childcare calculation having regard to the increase in units

Planning Authority's Comments:

- Apartments should comply with Building Research Establishment (BRE) standards

Prospective Applicant's Comments:

- Will provide breakdown of residential amenity at application stage and will ensure clarity in documentation
- Currently modifying and enhancing proposed development with regards to BRE guidelines
- Will check childcare calculation and may include social audit of area at application stage
- Will have consideration for the location of the refuse area for commercial areas
- 1405 units have been audited, with 95% achieving standards

4. Transportation Issues

Planning Authority's Comments:

- Further clarification needed, some uncertainty regarding access for cyclists
- Provide further detail on cycle parking in basement
- Provide further detail on how the road safety audit is incorporated into the design of the proposed development
- The delivery of the pedestrian link and the impact on the eastern boundary
- Open to having further discussions with the prospective applicant

Prospective Applicant's Comments:

- Bicycle ramp will be provided to the basement
- Can have further discussions with the planning authority regarding transport issues

5. Any Other Matters

ABP Comments:

- No further comments

Planning Authority's Comments:

- No further comments

- **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
February, 2021