



An
Bord
Pleanála

Record of Meeting ABP-308804-20

Case Reference / Description	458 no. residential units (242 no. houses, 60 no. duplex units, 156 no. apartments), creche and all associated site works. Lands at Back Road, Broomfield, Malahide, Co. Dublin		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	27th April 2021	Start Time	2:30 pm
Location	Remotely via Microsoft Teams	End Time	4:15 pm
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una O'Neill, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Sean Walsh, Senior Executive Planner
Carol Hurley, Executive Planner
Niall Thorntan, Executive Engineer
Mark Finnegan, Executive Parks Superintendent
Darragh Sheedy, Executive Engineer

Representing Prospective Applicant:

Bernie Carroll, Applicant Representative
Richard Wallace, Applicant Representative
Daniel Givens, Applicant Representative
Stephen Manning, McCrossan O'Rourke Manning Architects
Paul O'Rourke, McCrossan O'Rourke Manning Architects

Mark Duignan, Waterman Moylan Consulting Engineers
Joe Gibbons, Waterman Moylan Consulting Engineers
Simone Kennedy, Kevin Fitzpatrick Landscape Architecture
John Downey, Downey Planning
Eva Bridgeman, Downey Planning
Christy O'Sullivan, ILPT Consulting

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 12th January 2021 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 1st December 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. Development Strategy – policy context; layout and vehicular permeability; open space strategy; density; mix of units; character areas.
2. Residential Amenity – sunlight/daylight analysis; location of gym; compliance with Apartment Guidelines.
3. Transportation Issues
4. Water Services Issues
5. Any Other Matters

1. Development Strategy – policy context; layout and vehicular permeability; open space strategy; density; mix of units; character areas

ABP Comments:

- Consideration of policy context - Lands are zoned RA with objective for a Masterplan. Provide overview of development to date and quantify what has been developed, what key infrastructure/shared infrastructure has been put in place, how much land is left, etc. and outline existing development context - how many units developed within these RA/Masterplan lands; unit mix; open space allocation; movement strategy; water services infrastructure etc. Clearly address Objective SSO2a.
- Where documentation references conflicting objectives of the development plan, clearly identify what those are.
- Demonstrate compliance with core strategy.
- Provide overlay of zoning map and site layout plan.
- Address all relevant policy, objectives and guidance set out in the development plan relating to noise, specifically relating to airport noise and public safety zones.
- In terms of layout and vehicular permeability, documentation should consider further the lack of vehicular connectivity to the south and west onto Kinsealy Lane. TTA should elaborate on implications of approx. 594 units being served off one vehicular access at this location.
- Demonstrate compliance with DMURS in terms of parking layout, movement of pedestrians, specifically footpath position relative to parking spaces, and consideration of car dominance within the layout.
- Address home zone shared surface design proposals against design advice as set out in DMURS and Sustainable Residential Development guidelines.
- Examine open space strategy and function of different spaces. Elaborate on context of existing open in the adjoining developments. For example, OS Areas 6, 7 & 8 in southern section adjoining existing areas of OS on neighbouring site – plans should be clear on whether they are open to each other with no boundary, what are the level differences if any between the open spaces, what is the open space hierarchy. It is noted a drain along the mid portion of the site - how will this be treated/ levels/boundary, will a pedestrian bridge over be provided to link existing and proposed?
- Examine communal open space strategy - have regard to the functioning of the podium level communal space, noting positioning of vents proposed across the space, as well as proposed gym.
- Further consider the layout and how it interacts with the green belt boundary.
- Be clear on where services are proposed in OS and if this is in compliance with Fingal Development Plan objectives in relation to locating underground storage in open space.
- Be clear on calculations in relation to OS and FCC development plan objectives in this regard.
- Tree strategy and level of tree removal is noted - this to be examined further against existing objectives of the development plan to retain trees and hedgerows.

- With regard to density and height, have regard to Objective PM42, Building Height Guidelines (including section 3.2), Apartment Guidelines and guidelines on Sustainable Residential Development in Urban Areas.
- Have regard to Urban Design Manual and level of distinction between the different Character Areas. Consider the character areas in terms of design, as well as material finishes.
- Elaborate on and provide rationale for mix of unit types and sizes proposed, having regard to number of 3 and 4 bed units proposed and existing in the immediate area.
- Provide further detail on landscape strategy and boundary treatments

Planning Authority's Comments:

- Currently in next phase of drafting new development plan.
- New masterplan for this area not currently in planning authority's timeline.
- Proposed development is light on social infrastructure and retail .
- A connection further south would be more appropriate.
- Can have further discussions on home zone with applicant.
- Concern over quality and usability of open space.
- Provide more clarity on character areas.
- Supportive of increased heights when dispersed throughout the proposed development.
- Further consideration of density, in light of recent government circular on guidelines on Sustainable Residential Development in Urban Areas.

Prospective Applicant's Comments:

- Predominantly housing with small apartment block.
- Fully permeable and connected development.
- Will have consideration for core strategy.
- One vehicular access point is proposed.
- Can have further discussions on the generated traffic on the southern side of the proposed development with the planning authority.
- Will consider reducing length of home zones.
- Will consult further with planning authority on landscaping and surface carparking.
- Proposed development includes underground storage tanks as these are required given density and size of site.
- Will have consideration for the character areas in terms of design and material finishes

2. Residential Amenity – sunlight/daylight analysis; location of gym; compliance with Apartment Guidelines

ABP Comments:

- Ensure compliance with updated apartment guidelines.
- Ensure clarity in documentation regarding dual aspect and quantification of dual aspect which is at 50%.
- Have consideration of Apartment Guidelines in relation to north facing units.

- Ensure compliance with FCC development plan in relation to sunlight/daylight/overshadowing guidance. It is noted that position of gym is not included in sunlight/daylight/overshadowing analysis
- Social infrastructure audit provided does not include permitted neighbourhood centre or timeline in relation to its delivery.
- Noise assessment required.

Planning Authority's Comments:

- Concern regarding location of gym and creche
- Address overlooking and separation distances
- Set out clearly that families are provided for in terms of schooling at application stage.

Prospective Applicant's Comments:

- Will elaborate further on sunlight/daylight analysis.
- Location of gym is considered appropriate for use and has worked extremely well in other schemes

3. Transportation Issues

ABP Comments:

- Road safety audit is required at application stage
- Examine TTA and consider whether Back Road/Hill junction should be included in the assessment.
- Internal layout and homezones.
- Car parking layout.

Planning Authority's Comments:

- Junction with Hill and Back Road is key road

4. Water Services Issues

ABP Comments:

- Provide clarity at application stage on timelines, deliverability issues, and any third party consents required in relation to Irish Water infrastructure requirements.

Planning Authority's Comments:

- Concerns raised regarding SUDs strategy.
- Further discussion can be facilitated with prospective applicant.

Prospective Applicant's Comments:

- Proposing new pumping station, this is within the redline boundary, will form part of the application and is in compliance with Irish Water.
- A Statement of Design acceptance is to be provided by Irish Water.
- In ongoing consultations with Irish Water.

5. Any other matters

ABP Comments:

- Have consideration for DMURS regarding layout, parking, and footpaths.

Planning Authority's Comments:

- Have consideration for Part V requirements.
- Taking in charge issues around parking.
- Have consideration for taking in charge updates and the minimum black top requirement.

- **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
May, 2020