



An
Bord
Pleanála

Record of Meeting ABP-308918-20

Case Reference / Description	413 no. apartments, creche and associated site works. Saint Columbans, Hole in the Wall Road, Donaghmede, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th March 2021	Start Time	02:00 pm
Location	Via Microsoft Teams	End Time	03:15 pm
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Fiona Fair, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Keith Screeney, Belwall Ltd
Donal Duffy, Downey Planning
Michael Hussey, OMP Architects
Orla O'Kane, OMP Architects
Gordon Poyntz, Lohan & Donnelly Engineers
Colin Torpay, Bernard Seymour Landscape Architects
Niamh Conlon, Bernard Seymour Landscape Architects
Ciaran McKeon, Transport Insights

Representing Planning Authority

Diarmuid Murphy, Senior Executive Planner

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's on **27th 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 **16th December, 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. Response to Previous Refusal Reason on foot of ABP-307257-20 (Sept 2020)
2. Residential Amenity in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', Dec 2020.
(Dual Aspect, Balconies to Studio Units, Overlooking conflicts and Privacy Daylight and Sunlight Analysis, Open Space / Pedestrian Access)
3. Architectural finishes.
4. Any Other Business

1. Response to Previous Refusal Reason on foot of ABP-307257-20 (Sept 2020)

ABP Comments:

- How do the revised plans submitted as part of the pre-application address the previous application refusal?

Prospective Applicant's Comments:

- Fundamentally amended.
- More consideration has been given to:
 - separation distances,
 - enclosed nature of courtyards,
 - addresses frontages,
 - better relationship to corner site and
 - linkages to open space.
- Proximity of balconies, overlooking, and amenity areas have been fully addressed in the documentation supplied.
- Other concerns raised by the Inspector, Board and the PA have been considered and will be supplied at application stage.
- Through removal of the previous pinch point areas 2 large open courtyard spaces have been created.
- All setbacks and alignment to the west has been retained.
- Dual aspect units have been introduced to the corners to reduce any overlooking.
- The frontage to the north has been set back at Clarehall Avenue.
- The strong frontage to Hole in the Wall Road has been retained.
- The treatment proposed to the east courtyard allows the possibility of leaving this area open to allow any future development to continue the frontage.
- The podium car parking level has been elevated to approx. first floor, links western open space and links to south and east courtyard.
- Introduces a hierarchy of entrances and routes through the site.
- The proposal has regard to the adjacent corner Pumphouse site and any future development that may occur not to prejudice it. Gables onto, minimal windows to corner site, follows permitted development on site by leaving it open.
- Inset balconies have been introduced along the northern edge on to Clarehall Avenue, which assists in reducing noise and overlooking.
- Enhanced open space strategy, incorporating linkages, larger open space areas wider more accessible courtyards, linked up strategy.
- A preliminary sun/daylight assessment has demonstrated levels being significantly over the minimum requirements within the courtyard areas.

Planning Authority's Comments:

- It is noted the changes made to the scheme, no additional comments to be made.

Further ABP Comments:

- The applicant should ensure all detail regarding design rationale is fully satisfied prior to lodgement of an application with the Board.

2. Residential Amenity in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', Dec 2020. (Dual Aspect, Balconies to Studio Units, Overlooking conflicts and Privacy Daylight and Sunlight Analysis, Open Space / Pedestrian Access)

ABP Comments:

- Concerns with the dual aspect ratios presented on the documentation submitted along with the lack of balconies to studio units.
- Scope to include a map and colour coding of what is considered dual aspect/different aspects within the scheme.
- Highlight the improvements made with sun/daylight to areas, it should also be addressed if any areas have decreased or is not meeting the targets which will need a rationale.
- Justification of why design is as it is, in particular addressing sunlight / daylight to block B
- Cognisance to be given considering revised new updated 2018 sunlight/daylight standards.
- Assessment should be carried out of new and existing developments.
- Ideally ADF testing has to be 100% all scenarios teased out, not just the lower floors.
- Sufficient detail and assessment required for daylight / sunlight impact, regard being had to recent JR's and St. Claires Harolds Cross and Carpenterstown.
- Set back from the Pump House site needs to be considered. May be useful to demonstrate what change from existing grant of permission on the site and what is currently proposed, with / without trees.

Prospective Applicant's Comments:

- The quantity of dual aspect units is currently at 41% with scope to include more and/or make improvements to those proposed.
- Balconies on the studio units and privacy screening have been considered and will be demonstrated at application stage.
- Minimum windows have been used as a site treatment of block D facing the adjacent corner site.
- Wintergarden spaces to be incorporated.
- Internal corners within the scheme can be further animated.
- Scope to relocate play areas to places that receive more sunlight.
- Digital dimensions are currently being prepared and will be supplied as part of the application.
- Creche area can be expanded westwards, with play area on southern side, move car parking spaces - this can be looked into.

Planning Authority's Comments:

- A balance needs to be struck between privacy and maximising sun/daylight.
- Mutual impacts on all adjoining sites should be considered by the applicant.
- Scope to extend the creche westwards to obtain more sun/daylight.

3. Architectural finishes.

ABP Comments:

- All details regarding architectural finishes should be demonstrated clearly within any application to the Board.
- Justification to be provided in relation to finishes and materials selected, lifecycle reports and maintenance of render finishes should be detailed.

Prospective Applicant's Comments:

- The mix of finishes proposed are largely brick on the outside area, and a mix of dark and light render within the scheme. The light render will be located in the safer sheltered internal courtyard spaces, scope to include either smooth or rough cast render.
- The design strategy is continually being developed cognisance being had to comments received by the Board and PA.

Planning Authority's Comments:

- There is a concern in relation to weathering of the internal elevation materials, it is preferred a light-coloured brick could be used.

4. Any Other Business

ABP Comments:

- Inaccuracies within the drawings submitted, ensure consistency between all documentation at application stage to avoid any conflicting information.
- Any potential bat survey discussions should be had with an ecologist and heritage officer within the PA.
- Ecological report needs to be up to date. Strict protection of Bat species.
- Care to be had to number of Bat roosts, foraging Bats, disturbing species.
- Article 12 coming to the fore – whether a derogation licence is required. Regard to Redmond V ABP.
- The applicant should be cognisant of indirect/direct hydrological connections. Any potential for impacts needs to be addressed.

Prospective Applicant's Comments:

- Queried the need for an updated Bat Survey
- An ecologist will be contacted in relation to any bat survey.

Planning Authority's Comments:

- Nothing additional to add, ensure all comments made within the PA report submitted have been addressed at application stage.

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
June, 2021