



An
Bord
Pleanála

Record of Meeting ABP-308937-20

Case Reference / Description	763 no. apartments, creche and associated site works. Park West Avenue and Park West Road, Park West, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	17 th February 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:10 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Heidi Thorsdalen, Senior Executive Planner, Transportation Planning
Kiaran Sweeney, Senior Executive Planning Dept
Kieran O'Neill, Senior Executive Landscape Architect

Representing Prospective Applicant:

Alanagh Gannon, Murray & Associates Landscape Architects
Jennifer Lynch, Darmody Architecture
John Murphy, BMA Planning
Niall Barrett, CS Consulting Engineers
Pat Power, Greenseed Limited
Tim Darmody, Darmody Architecture

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 28th 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 17th 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. Z14 zoning and quantum of commercial/retail proposed
2. Development Strategy for the site to include inter alia:
 - Car parking Strategy
 - Quality and design of the communal open space
 - Interface along the north of the site and Park Avenue West
 - External Materials
3. Phasing and Masterplan of the site
4. Transport Matters
5. Any Other Matters

1. Z14 zoning and quantum of commercial/retail proposed

ABP Comments:

- Provide further information on compliance with Z14 zoning and Local Area Plan
- Provide clarity on hotel carpark and future intentions regarding carparking
- Greater detail required on commercial / residential ratio

Planning Authority's Comments:

- Concern regarding quantum of commercial zoning which should be 20%
- Commercial element is quite limited and should be increased at application stage
- Consider the commercial/residential mix, given the number of units

Prospective Applicant's Comments:

- Proposed development is 1st phase of larger development, the 2nd and 3rd phase of Site 6, will include more commercial and retail space achieving the 20%
- Proposed development is on 8-hectare site
- There are already a number of vacant units in the vicinity of the site and the greater Park West business park
- Proposed development is 760 residential units and approximately 700 square metres of non-residential use
- Proposed development is heavily weighted towards residential, higher level of commercial would come in phase 2 and phase 3
- Will consider the commercial/residential mix
- Existing surface carpark is to be relocated and to be included within the definition of other uses for the purposes of SHD
- Have taken Connolly carpark judgement into consideration

2. Development Strategy for the site to include inter alia:

- **Car parking Strategy**
- **Quality and design of the communal open space**
- **Interface along the north of the site and Park Avenue West**
- **External Materials**

ABP Comments:

- Have concerns regarding extent of surface carparking along the north of the site and the impact on the residential amenity
- Queried if alternative parking (e.g. basement) was considered
- Compliance with the play space requirements in the apartment guidelines and the details of sunlight and daylight analysis for the communal courtyards.
- Have consideration for the interaction of the public open space area with the creche
- Consider extending high quality design and external materials of landmark building throughout the scheme
- Address any areas of Material Contravention, if applicable

Planning Authority's Comments:

- Introduce planting, reduce the number of bays and provide homezones
- Have consideration for the wider mobility strategy if carparking is reduced
- Further clarity on communal areas required

- Some Building Research Establishment (BRE) issues
- Additional photomontages are required
- Satisfied that the design is of a high quality

Prospective Applicant's Comments:

- Will consider comments regarding extent of surface carparking, reduce the number of bays and provide homezones
- Will consider making space along the north less car orientated
- Currently working to resolve BRE issues within the open space
- Will provide further information on mobility and access at application stage
- Courtyard space will be fully compliant at application stage
- 7,500 square metres of courtyard space provided which is above the requirements
- Variety of public open spaces included in proposed development
- All residents have amenities within their block in each courtyard
- Play areas are in direct sunlight
- Signature building located near railway station with a greater budget allocation for materials
- Tower building is finished in brick material
- Will consider extending high quality of landmark building throughout the scheme
- Have identified 2 potential areas of Material Contravention – building height and unit mix
- Site of Block A is identified for a landmark building in Local Area Plan and development plan
- Unit mix material contravention identified, higher proportion of 1-bed units than what is in development plan

3. Phasing and Masterplan of the site

ABP Comments:

- Provide further detail on rollout of phasing and delivery of infrastructure at application stage
- The inclusion of residential amenity space and community infrastructure

Planning Authority's Comments:

- Further details on phasing and a timeframe would be useful at application stage
- Further details on how and when the pedestrian access will be delivered
- No creche facility will be completed when residential blocks are complete

Prospective Applicant's Comments:

- Can provide further details on phasing
- Will be including an EIAR at application stage
- The linear public park will be delivered in the 1st phase
- Routing of ESB will be provided
- Can discuss pedestrian access with planning authority
- Plaza building to the south of the site has a large amount of facilities

- Will provide more information if creche is coming in later stages and will identify capacity of facilities available in the area at application stage

4. Transport Matters

ABP Comments:

- Compliance with the Design Manual for Urban Roads & Streets
- Planning Authority and prospective applicant to have further discussions regarding transport matters

Planning Authority's Comments:

- Have consideration for design of junctions and internal road layout
- Consider tightening elements of junction at hotel to slow down traffic
- Parkwest Avenue and Parkwest Road need signalled crossing

Prospective Applicant's Comments:

- Consideration of buses as hotel served by coach and designing for the future school site
- Will consider implementing toucan crossings and have further discussions with the transport section offline

5. Any Other Matters

ABP Comments:

- ESB agreement required for any infrastructure removal and rerouting
- Provide Department of Education correspondence at application stage

Planning Authority's Comments:

- Address existing creche capacity and other facilities
- Address phasing issues

Prospective Applicant's Comments:

- Currently preparing social infrastructure audit and will include information on creche and other facilities
- Will consult with the planning authority on phasing and zoning

- **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
March, 2021