



<b>Case Reference / Description</b>	Removal of existing structures on site, construction of 767 no. apartments and associated site works. "Parkside 5b", Parkside, Dublin 13.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	22 <sup>nd</sup> March 2021	<b>Start Time</b>	02:00 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	03:15 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

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

**Representing Prospective Applicant:**

Trevor Sadler, McGill Planning Limited
Brenda Butterly, McGill Planning Limited
Shane Walsh, McCrossan O Rourke Manning Architects (MCORM)
Sarah White, McCrossan O Rourke Manning Architects (MCORM)
Daibhi MacDomhnaill. Cairn Homes
Aidan McLernon, Cairn Homes
Emma Flanagan, Cairn Homes
Dan Reilly, DBFL Consulting Engineers
Richard Jolly, AIT Landscape

**Representing Planning Authority**

Diarmuid Murphy, Senior Executive Planner
Kieran O'Neill, Senior Executive Landscape Architect

## **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 **1<sup>st</sup> February, 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 **18<sup>th</sup> 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. Consistency with Belmayne Clongriffin Local Area Plan (as extended) – density, building height and phasing.
2. Design and layout of the scheme to including tie-in with surrounding streets and spaces (inc. proposed Main Street), transition in scale / response to contagious developments, public realm and materials / finishes.
3. Residential Amenity – aspect of proposed units; overlooking, overshadowing, daylight and sunlight impacts on existing / proposed units.
4. Residential Support Facilities and Childcare.
5. Irish Water Issues
6. AOB

## **1. Consistency with Belmayne Clongriffin Local Area Plan (as extended) – density, building height and phasing.**

### **ABP Comments:**

- More detail needed in relation to the height and scale of the proposed blocks.
- LAP height up to 6 storeys. Material Contravention of LAP. Further justification needed for the 7-8-9 storey element and justification for a landmark building at this location. Need for urban design rationale supported by CGI's, photomontages, scaled drawings and sections at application stage.
- Invite PA to provide clarity in relation to phasing / implementation.

### **Prospective Applicant's Comments:**

- The density proposed is considered to be appropriate for the site.
- The height proposed is between 1-9 storeys with the 9 storey units being located on the greenway. The 8-9 storey element provides landmark / placemaking value.

### **Planning Authority's Comments:**

- Extra graphics needed to demonstrate the scaling of the blocks as it is currently unclear.
- Phasing in LAP is indicative and PA satisfied with progress to date.

## **2. Design and layout of the scheme to including tie-in with surrounding streets and spaces (inc. proposed Main Street), transition in scale / response to contagious developments, public realm and materials / finishes.**

### **ABP Comments:**

- The proposed development is dependent on completion of the proposed Main Street. Detail needed in relation to timeframe for delivery of the roadway relative to the proposed development.
- Need for clarity in relation to where the red line boundary begins and ends.
- Need for a breakdown/schedule of open space at application stage to clarify areas are included in calculations.

### **Prospective Applicant's Comments:**

- Main street has been tendered and works are due to commence in Q2 this year.
- Parkside 5a is currently under construction.
- Details surrounding the redline can be clarified at application stage along with a schedule of spaces.
- Schedule of open spaces can be provided.

### **Planning Authority's Comments:**

- The plaza area is a key feature within the development, a high quality space is sought with incorporation of public art and activation of space and use of natural design.
- It should be clarified whether the plaza area is to be taken in charge or part of a maintenance company.

## **3. Daylight and sunlight impacts on existing / proposed units. Residential Amenity – aspect of proposed units; overlooking, overshadowing,**

**ABP Comments:**

- Need full assessment of daylight and sunlight. Method of calculation needs to be clear and robust approach taken. Separation distances do not necessarily mean there will be no impact on daylight. A rationale must be submitted along with details of any mitigation measures proposed.
- Given the location of the site the level of daylight / sunlight to amenity areas should be higher than presented in the documentation. Daylight / sunlight assessment for the proposed units needed at application stage.
- Need further detail in relation to the potential daylight / sunlight / overshadowing impacts on existing and permitted schools and existing residential units.
- Need to address interface with adjoining properties and potential for overlooking.
- Need to address the interface between blocks / windows / balconies within the scheme and potential for overlooking. Need to submit documentation to illustrate performance based solutions.
- Need further detail in relation to dual aspect standards in SPPR4. If aiming for 33% standard need to justify why this standard is applicable. Site is described as an intermediate urban location in documentation.

**Prospective Applicant's Comments:**

- The internal spaces can be re-examined prior to lodgement. Have already looked at Block 1 communal area.
- The site is considered as an accessible urban area where 33% can apply. Reference to intermediate urban area in documents is an error. Nonetheless, the aim is to get as close to 50% as possible.
- There are no north facing units within the scheme.
- A day/sunlight preliminary assessment has been prepared; full assessment to be submitted with application.

**Planning Authority's Comments:**

- Concern in relation to overlooking within the scheme.
- There appears to be north facing single aspect units within the scheme.
- The treatment and screening for adjoining balconies requires further detail.
- Important to maximise daylight in the shared kitchen living areas.
- The internal courtyard open spaces are not meeting the BRE guidelines.

**4. Residential Support Facilities and Childcare.****ABP Comments:**

- Further detail needed in relation to the intended use of the residential amenity areas at ground level.
- Further justification / consideration needed in relation to the proposal to omit childcare provision. Below standards in national guidance and justification needed at application stage having regard to the level of provision in the area. Justification needs to be cognisant of reduced car parking within the development and the need to have childcare facilities within walking distance.

**Prospective Applicant's Comments:**

- There are 19 childcare facilities in the surrounding areas with about 90 spaces.
- Parkside 2c contains a creche with 117 spaces which can serve the full development, there is no further demand or need for more spaces.
- Dublin City Council Childcare Committee have been contacted for their opinion and they have agreed there is no requirement of further spaces. Further rationale will be provided at application stage.

**5. Irish Water Issues****ABP Comments:**

- Irish Water (IW) have highlighted that there will be a need to address connections via third party sewers and overall quantum of units.

**Prospective Applicant's Comments:**

- Two Confirmation of Feasibility letters have been received from IW, a single letter will be requested which will encompass the total 750 units.

**Planning Authority's Comments:**

- Nothing additional to add.

**6. Any Other Business**

- No further matters discussed.

**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 [cgsdesignqa@water.ie](mailto: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](mailto:spatialplanning@water.ie)

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Rachel Kenny  
Director of Planning  
June, 2021