



Case Reference / Description	275 no. residential units (58. no houses, 36 no. duplex units, 187 no. apartments), creche and associated site works. Mill Road, Saggart, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	22 nd March 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:30 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Tony Manahan, Manahan Planners
Gavin Cronin, Darmody Architecture
Tim Darmody, Darmody Architecture
Jennifer Lynch, Darmody Architecture
Eoin Reynolds, NRB Consulting Engineers
Mark Boyle, Murray & Associates
Gary Lindsay, CS Consulting Engineers
Bryan Deegan, Altemar Environmental Consultancy
Tom Sheridan, Tetrarch Residential Ltd.

Representing Planning Authority

Eoin Burke, Assistant Senior Planner
Tracy McGibbon, Assistant Executive Planner

Donal Farrelly, Executive Planner
John Hegarty, Senior Executive Engineer (Roads)
Oisín Egan, Executive Parks Superintendent
Brian Harkin, Senior Executive Engineer (Drainage)
Ronan Toft, Assistant Engineer (Drainage)
Graham Murphy, Senior Executive Engineer (Roads)

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 **3rd 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 **21st 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. Principle/Density/Area Plan Requirement/Material Contravention Considerations
2. Design including height and layout/ visual impact
3. Residential Standards including open space provision

4. Neighbouring Amenity
5. Transport
6. Site Services
7. Environmental Screening
8. AOB

1. Principle/Density/Area Plan Requirement/Material Contravention Considerations

ABP Comments:

- There is a lack of detail in relation to the links to surrounding sites and into Saggart/Luas stop.

Prospective Applicant's Comments:

- The number 69 bus runs by the site onwards to Saggart, the LUAS terminus and City Centre.
- There are plans for additional housing to the lands at the east, the access road can provide links to the adjacent sites.
- The south east corner allows for additional height.
- Varying accesses to the site can be demonstrated within the application.

Planning Authority's Comments:

- Two parallel accesses adjacent each other would not be deemed acceptable.

2. Design including height and layout/ visual impact

ABP Comments:

- There is not much information provided in relation to road hierarchy or compliance with DMURS.
- Justification is to be provided in relation to open space strategy, including accessibility and usability of these spaces.
- If there is potential of integration of the open space with the adjoining site this should be demonstrated clearly at application stage.
- Improved links to the LUAS and City Centre would be of benefit to the development, if works/upgrades are to be provided this must be encompassed within the red line.
- Scope to provide upgrades to existing pathways and additional crossings.
- It should be clear within the proposals what the existing pedestrian connectivity through the site is, clarity around proposals/improvements to pedestrian connectivity required.
- The applicant should further liaise with the PA in relation to, inter alia, this clarification.

Prospective Applicant's Comments:

- The height of the scheme varies from typically 2-3 storeys addressing the surrounding developments to a 5-storey apartment with a pop up/marker building at the creche of 8 storeys.
- Potential to reach a figure of 18% open space.
- The golf course will not be re-opened, it is hoped to provide a linkage through that area.

- The frequency of the bus route has scope to improve when additional housing is delivered in the area.
- The overall strategy will be clarified, all points raised will be addressed and included when an application is lodged.

Planning Authority's Comments:

- The current connections are not of a high frequency, the 69 bus route is not frequent, further pedestrian and cycle links are required.
- Any outside improvement works would be seen as beneficial to the scheme, in and around the site particularly to the south, sub-standard path in the area, improvements are welcomed.
- There is a question of usability of some areas of proposed open space.

3. Residential Standards including open space provision

ABP Comments:

- Potential concern/issue around car parking dominance and encroaching onto the open space.
- Within the daylight/sunlight assessment the ADF values will need to be far more detailed at application stage.

Prospective Applicant's Comments:

- The presence of the N7 is a key driver in relation to open space, the majority of the open space has been provided to the north to assist in screening of any noise coming from the N7. Smaller pockets of open spaces are to be provided elsewhere throughout the scheme.
- POS3 is possible to be relooked at if required.
- There is a hedgerow of good quality located at the eastern boundary which is important to retain and integrate into the open space provision.
- There is a space to accommodate a kickabout area along with incorporation of natural play provision.

Planning Authority's Comments:

- Unfavourable of the area of open space located between housing to the west, a larger central open space within the site would be sought.
- Car parking dominates the open space proposed.
- The future maintenance of the open spaces may prove more difficult if there are many such areas rather than a central area, further details of taking in charge by the PA or a maintenance company should be detailed.
- Scope to provide an informal kickabout area, this is currently lacking in the proposals along with additional play provision, particularly at the northern boundary.

4. Neighbouring Amenity

ABP Comments:

- Shadow analysis on the adjoining properties and additional CGI's to be included at application stage.
- The single dwelling to the north west appears to have not been addressed, consideration should be given to any possible impacts.

Prospective Applicant's Comments:

- The house in question is planned to be demolished in the coming months.

Planning Authority's Comments:

- Potential overshadowing/overlooking of the 2 storey units by the higher blocks have not been addressed.

5. Transport

ABP Comments:

- A DMURS compliance statement should accompany any application lodged.
- The parking rationale requires further justification
- A noise impact assessment will need to be carried out having regard to the proximity to the N7.

Prospective Applicant's Comments:

- The comments made by the ABP and the PA regarding parking provision have been noted and will be reviewed.
- A roads hierarchy drawing will be included within an application submitted to the Board.

Planning Authority's Comments:

- The proximity of the N7 and J4 raise potential concerns. These will need to be assessed in detail, additional trip generation from the scheme will also affect the roundabout which will need to be addressed in any transport assessment, referring in particular to peak times.
- Satisfied with the bike parking provision.
- Scope to look at reducing car parking around the apartments and duplex units.

6. Site Services

ABP Comments:

- The existing relationship of the site to the flood risk areas should be assessed.

Prospective Applicant's Comments:

- Further engagement will be sought with the PA to discuss further sustainable drainage systems (SuDS).

Planning Authority's Comments

- Additional SuDS features should be included.
- Ensure the application includes the letter of a pre-connection enquiry from Irish Water.
- Details of tree pits and how they work within the scheme should be included within the application documentation.
- Further engagement with the applicant to discuss technical details will be facilitated.

7. Environmental Screening

ABP Comments:

- More detail needed at application stage, including details of tree loss and potential impacts on bats. Screening assessment needs to be expanded at application stage.

Prospective Applicant's Comments:

- A full ECIA and AA Screening will accompany the application to the Board.
- An assessment will be undertaken in April in relation to the bats, there are no trees on site of bat roosting potential.
- An Arboriculture Assessment will also accompany the application.

Planning Authority's Comments

- Further discussion surrounding ecology will be facilitated with the applicant.

8. Any Other Business

ABP Comments:

- The applicant should ensure that all the PA comments, raised in their report, have been addressed at application stage.

Prospective Applicant's Comments:

- Any potential issues in relation to flight paths and the higher element within the scheme can be investigated.

Planning Authority's Comments

- The scheme lacks enclosures/vistas within the development.
- Proposed structures should have due regard to proximity to trees to be retained/protected.

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
July 2021