



An
Bord
Pleanála

Record of Meeting ABP-309039-20

Case Reference / Description	389 no. apartments, creche and associated site works. Lands at Clonkeen Road, Deansgrange, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	11 th March 2021	Start Time	14:10 p.m.
Location	Via MS Teams	End Time	16:00 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Elaine Power, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Patrick Durkan, Applicant
Barry Wilson, Applicant
Shane Whelan, Applicant Team
St John Handley, Architect
Cameron Lee, Architect
Owen Sullivan, Engineer
Patrick Field, Engineer
Gordon Finn, Transport
Daithi O'Troithigh, Landscape Architect
John Gannon, Planner
Orla Casey, Planner

Representing Planning Authority

Enda Duignan, Executive Planner

Stephen McDermott, Senior Executive Planner
Bernard Egan, Drainage
Elaine Carroll, Drainage
Paul Conlon, Parks and Landscape Services
Tom Kilbride, Transportation
Sean Keane, Transportation

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 2nd 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 22nd 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 – height, design and layout, permeability**
- 2. Residential and Visual Amenity**
- 3. Open Space**
- 4. Social Infrastructure – schools and creche**
- 5. Water Services**
- 6. Any Other Matters.**

1. Development Strategy – height, design and layout, permeability

• **ABP Comments:**

- Provide a justification for the proposed height and design and layout.
- Consider any potential material contravention in relation to height or any other matters if applicable.
- Ensure that proposed materials are high quality and robust.
- Address any potential overbearing impact for adjoining properties.
- Clarification of the ground floor use / treatment at the boundary with the school playing pitches.
- Clarification of the visual impact of the development from the school and pitches
- Outline rationale for permeability within and through the site
- Clarification of any potential connectivity to adjoining residential estates.

• **Prospective Applicant's Comments:**

- The site can accommodate the proposed height.
- Heights have been reduced by one storey following discussions with the PA.
- Blocks of lower density are provided along the site boundaries with higher blocks at the centre of the site.
- Buildings have been orientated to maximise light penetration through the development.
- Overlooking of the school is minimised, due to the orientation of the blocks and placement of windows.
- A single storey high-quality wall will be provided at the boundary with the schools playing pitches.
- Access at the ground floor is a service route for the amenity spaces only and does not provide access to the residential units.
- Basements have been enlarged to reduce surface parking.
- Permeability has been provided within the scheme. The walkway / running track along the sites boundaries is additional to the central footpaths. The primary pedestrian route is next to the road.
- Permeability to Meadowvale has been considered. There are ownership issues with regard to providing additional connectivity. Provision for connectivity is proposed within the development site.

• **Planning Authority's Comments:**

- Height is in the appropriate location within the scheme.
- The site is located in a suburban area. There are concerns regarding the height of the apartment blocks and the potential negative impact on adjoining residential amenities.
- The proposed built form is a concern
- Only 1 no. storey has been removed from a single block A1. Blocks A2-A4 still have 8 storeys

2. Residential and Visual Amenity

• **ABP Comments:**

- Consideration of potential adverse impacts on the adjoining residential amenities in terms of overlooking, overshadowing and overbearing impact.

- Separation distances from duplex units Blocks B1 – B4 could result in undue overlooking. A 9-metre distance from a balcony, potential concern.
- Consideration of the potential impact of the development by overshadowing of existing properties.
- Consideration of average daylight factor for the proposed residential units, at ground and first floor levels in particular.
- Clarify and justify the number of dual aspect apartments, as opposed to the overall number of dual aspect units provided within the scheme.
- Consideration of the location of the walkway / running route to the rear of private dwellings and the potential for anti-social behaviour.
- Consideration of re-orientating duplex units to provide a dual frontage.

- **Prospective Applicant's Comments:**

- Separation distances are 11 metres from ground level. 9 meters of a separation distance from the 1st floor balcony
- Potential overlooking will be examined and clarified.
- Daylight/sunlight has passed the BRE standards. Majority of windows are not impacted due to the separation distances.
- Amenity spaces, gardens and pitches achieve the BRE standards
- Average Daylight Factor for the residential units across the scheme is 95.7%.
- Any rooms that fall short would have mitigation measures. These mitigation measures include the maximising of glass windows. Units at the ground floor have taller ceilings (2.7 metres) to maximise daylight
- Further detailed assessments of ground floor units can be provided.
- Overall dual aspect is 46%.
- The orientation of the duplex units is appropriate. Living rooms with associated terraces overlook the sites boundaries.

- **Planning Authority's Comments:**

- Overlooking of the 2nd floor levels are a concern. Mitigation measures could be introduced including screening.
- Examine pinch points to the south west of the site.
- Ensure that the amenities of adjoining properties are protected
- There needs to be a comprehensive analysis of daylight/sunlight
- Outline any overshadowing for blocks on the eastern boundary
- Show before/after potential effects on existing properties
- Ensure that units at the ground floor are thoroughly assessed
- Justify the proposed dual aspect

3. **Open Space**

- **ABP Comments:**

- Rationale for the location of the public open space having regard to the lack of connectivity to the site.
- Rationale for the provision of the proposed running track having regard to potential for anti-social behaviour

- **Prospective Applicant's Comments:**
- A landscape and planting plan will be provided
- The provision of play areas will be shown
- Boundary treatments and roof terraces will be detailed
- Open space is not peripheral. The location is appropriate and overlooked.
- An area of hard landscaping / ball court is proposed to allow for a limited number of turning movements adjacent to Block B7.
- **Planning Authority's Comments:**
- Show the configuration of open spaces B5 and B6 and how they interact with the area of public open space.
- Open space is considered peripheral. Consider centralising and rationalising the open space.
- Provide more information on the trees and planting, particularly at roof level.
- Consideration of increasing the number of trees on site.
- No objection to a hard landscaped area with a dual function for limited vehicular turning movements. Need more detail including sightlines.

4. Social Infrastructure – schools and creche

- **ABP Comments:**
- Land ownership is noted, however, clarification is required in relation to the schools requirements for any future expansion. Any potential material contravention should be fully addressed.
- Outline the proposed creche size and capacity
- **Prospective Applicant's Comments:**
- Current school has space for expansion. This issue will be addressed in any future application.
- Proposed creche is 353 sq. m and will have 64 spaces
- **Planning Authority's Comments:**
- There is no specific objective in relation to the school expansion
- Additional details regarding the future capacity of the school is required.
- Ensure compliance with the development plan
- Proposed creche is welcome
- Ensure that it is the appropriate size and has regard to the surrounding area

5. Water Services

- **ABP Comments:**
- Consideration of concerns regarding potential flood risk having regard to the watercourse on site.
- Consideration of design and layout having regard to the concerns raised in the submission from Irish Water regarding the location of infrastructure beneath the site.
- **Prospective Applicant's Comments:**
- Proposed development is in flood zone C.
- The watercourse is piped upstream and downstream.

- More analysis will be undertaken and engagement with the PA.
- A 375 mm foul sewer traverses the site. The details of which have been provided. The development would not encroach on this infrastructure.
- **Planning Authority's Comments:**
- A site-specific flood risk assessment is needed
- Site is in flood zone C.
- Modelling is required to ensure the proposed development would not increase the risk of flooding.
- The green roof policy requires 60% coverage. The proposal provides 55%

6. Any other matters

- **ABP Comments with regard to application:**
- Details of management of the residential amenity space should be included in the building lifecycle report.
- Use examples of how car clubs have worked in other private schemes.
- **Prospective Applicant's Comments:**
- The proposed scheme is build to sell.
- 500 bicycle spaces are proposed
- Car parking figure is 0.78 spaces per unit. There will be 2 spaces for car clubs
- **Planning Authority's Comments:**
- Car parking should be a minimum of 1 space per unit
- Cycle parking needs to comply with the standards
- Footpaths should be constructed up to the boundaries to allow for future connectivity.
- Submit a construction management plan and a waste management plan

- **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
April, 2021