



An
Bord
Pleanála

Record of Meeting ABP-309444-20

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| Case Reference / Description | 100 no. apartments and associated site works. Loughlinstown, Cherrywood Road, Co. Dublin. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 28 th April 2021 | Start Time | 10:00 am |
| Location | Via Microsoft Teams | End Time | 11:30 am |
| Chairperson | Rachel Kenny | Executive Officer | Hannah Cullen |

Representing An Bord Pleanála:

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| Rachel Kenny, Director of Planning |
| Lorraine Dockery, Senior Planning Inspector |
| Hannah Cullen, Executive Officer |

Representing Prospective Applicant:

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| Joe Simpson, Developer |
| Damian O'Sullivan, Blupan Group Architectural Engineering |
| Ian White, DMA Consulting Engineers |
| Ian Doyle, Ian Doyle Planning Consultants |

Representing Planning Authority

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| Cáit Ryan, Senior Executive Planner |
| Alex Fahey, Executive Planner |
| Elaine B. Carroll, Executive Engineer |
| Sean Keane, Senior Executive Engineer |
| Mary Hegarty, Senior Executive Engineer |

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 March, 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 **15th February, 2021** 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 operative County Development Plan in relation to zoning objectives and 'INST' designation.
2. Development strategy for the site to include height and density in context of PA concerns; elevational treatment/materiality; open space/permeability; excavation details; childcare provision.
3. Residential amenity
4. Transportation matters
5. Drainage matters
6. Any other matters

1. Consistency with operative County Development Plan in relation to zoning objectives and 'INST' designation.

ABP Comments:

- Proposed uses within the context of the 'MH' zoning objective and consistency with same given that 95% of proposed development is residential in nature and 5% medical. This matter should be further addressed at application stage. Noted that residential uses are 'open for consideration' under this zoning objective.
- Queried vision for overall lands from PA
- Zoning objective in draft DLR CDP noted; however documentation examined in light of current adopted CDP and policies/objectives contained therein
- 'INST' designation pertaining to overall lands; policies and objectives of CDP in relation to such lands noted including need for overall masterplan; need to address this matter at application stage; prospective applicant should demonstrate at application stage how proposal assists in securing the aims of the 'INST' designation
- Any matters of material contravention of the CDP will need to be addressed at application stage with submission of Material Contravention Statement and same advertised in public notices.

Prospective Applicant's Comments:

- Comments raised by the Board and PA report are noted.

Planning Authority's Comments:

- Institutional designation on these lands noted.
- A masterplan has not been prepared by the applicant for this particular development.
- Agreed with ABP in terms of detail to be submitted at application stage.

2. Development strategy for the site to include height and density in context of PA concerns; elevational treatment/materiality; open space/permeability; excavation details; childcare provision.

ABP Comments:

- Lack of detail and information submitted in this regard noted. Architectural drawings should be facing the same way to avoid any undue confusion and to assist the 3rd parties.
- Height, massing and density have not been addressed fully and there is a lack of detail provided. Need for additional information to be provided at application stage in terms of cross sections, contiguous elevations, CGI's and other visuals. Need for legible level survey.
- The applicant will need to demonstrate compliance with the Appendix 9 of CDP and section 28 Building Height Guidelines, in terms of height strategy. Section 3.2 Development Management Criteria noted in this regard.
- Concern in relation to the elevational treatment of proposed green walls, unsure how this element will be successful. Blank elevations remain if unsuccessful. Need to show maintenance and management details of this green wall into the future. Highlighted need for a quality development at this location, given its prominent location. Needs to provide a positive addition to the skyline. Further refinement advised.
- Legibility of the drawings provided within the A3 booklet, this will need to be re-examined.

- The architectural design statement should go further in addressing height, massing and scale.
- Render proposed at ground floor level should be further considered in relation to any possible weathering impacts, a building lifecycle report should accompany the application.
- Open space areas- need to demonstrate that quality environment being proposed. Additional details required in this regard at application stage. Further details required in relation to the Riparian Corridor and any undue ecological issues or potential impacts addressed comprehensively at application stage. Green Infrastructure Corridor 5 as set out in CDP noted. Need for up-to-date surveys
- Linkages should be outlined to the various locations within the area, including LUAS stop, bus stops, local shops, employment centres. Proposed pedestrian access for hospital lands noted- matter of accessibility raised due to level differences
- Absence of a pedestrian crossing to the LUAS stop, any proposals to upgrade/improve public realm should be agreed with the PA prior to an application being lodged. No provision for further information at application stage
- Clarification required in relation to excavation in particular item 7.2.2 in the submitted construction management plan. Queried if this was an error. Need for details at application stage regarding any proposed excavation, haulage routes, details relating to removed material
- Queried proposals in relation to a retaining wall between the site and Colmcille's.
- Noted that the matter of childcare is not addressed within the documentation submitted. Given the proposed unit mix there may be no requirement for provision of such a childcare facility however matter will need to be addressed at application stage. Details should include information on other providers within the area; type of service being provided; capacity and vacancy levels.
- Highlighted need for additional information at application stage including additional cross-sections, CGIs, visualisations

Prospective Applicant's Comments:

- The architectural statement demonstrates that the massing is broken down into 5 forms.
- The west viewing windows are to bedrooms.
- A full Natura Impact Statement (NIS) is being prepared to accompany the application.
- Propose to engage with the PA in relation to upgrading/improving the pedestrian crossway to the LUAS; a quality assessment of routes proposed addressing items such as finishes and widths will be submitted at application stage.
- More information will be added to the mobility management plan.
- Will provide clarification in relation to item 7.2.2 in the construction management plan. This was an error, it is an undeveloped site.
- With the level change on site it is proposed to include gabions on a stepped approach instead of a retaining wall; this will be worked on in conjunction with the landscape architect.
- Acknowledge comments raised in relation to future zoning of the site, to childcare provision and other possible uses to serve the zoning.

Planning Authority's Comments:

- The massing and height are of concern in particular the block facing onto the Cherrywood Road interface.
- Lack of visualisations highlighted; will need to be added to at application stage.
- Entranceway to the development onto Cherrywood should be well lit, request P4 level of lighting internally in active areas.
- The pedestrian link to the N11 should be further considered; clear details of proposed permeability should be submitted.
- The applicant should be cognisant of the timeframe in relation to the draft CDP which has come off public display this April.

3. Residential Amenity**ABP Comments:**

- Lack of information in documents again noted. Will need to address any impacts, if any, on adjoining residential property and also amenity of future occupiers of proposed scheme. All existing residential development surrounding the proposed development should be shown on a site layout and detail any possible undue impacts.
- A day/sunlight/overshadowing analysis should accompany the application.
- Details including apartment dimensions, floor areas and floor to ceiling heights should also be submitted to demonstrate the quality of the units.
- Flag concern with the internal layouts of the blocks, corridors appear to be long similar to hotel style; extent of single aspect units in particular north facing and those facing onto gabion wall; demonstrate quality amenity provision to any future occupiers

Prospective Applicant's Comments:

- Sun/daylight assessment is under preparation which will inform further decisions to be made by the design team.
- Comments are noted in relation to the dual vs single aspect units.

Planning Authority's Comments:

- A minimum of 50% of the units should be dual aspect.

4. Transportation Matters**ABP Comments:**

- Number of car parking spaces proposed may be deemed high having regard to the locational context of the site and various modes of transport available in vicinity;
- A number of similar SHD applications have been permitted in wider area; may give guidance in terms of parking ratios considered acceptable by the Bord

Prospective Applicant's Comments:

- It was a request by the PA to have 1 space per unit, other parking ratios will be looked at within the area and a final number will be formulated along with a justification for it.

Planning Authority's Comments:

- Take PA report as read.

5. Drainage Matters**ABP Comments:**

- Flood zone A and B are within the northeast portion of the site, this should be addressed thoroughly by the application documentation; ensure no discrepancy between documentation in this regard
- Further discussion should be sought with the PA surrounding any other technical details, there is no provision for further information therefore as much agreement as possible should be reached.

Prospective Applicant's Comments:

- Agreeable to engaging further with the PA.

Planning Authority's Comments:

- It should be demonstrated in the documentation how the applicant proposes to avoid the flood zones and the general approach on surface water infiltration
- Satisfied to facilitate any further conversations with the applicant.

6. Any other matters**ABP Comments:**

- Any areas that are proposed to be taken in charge should be outlined at application stage; address any matters of possible impacts on proposed Protected Structures in lands within St. Colmcille's hospital

Prospective Applicant's Comments:

- Architectural impact assessment will accompany the application.

Planning Authority's Comments:

- No additional comments to add.

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