



<b>Case Reference / Description</b>	249 no. apartments and associated site works. Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	19 <sup>th</sup> May 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	11:15 am
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Rachel Kenny, Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

**Representing Planning Authority:**

Rhona Naughton, Senior Planner
Liam Currie, Executive Planner
Heidi Thorsdalen, Senior Executive Planner, Roads Planning
Kieran O'Neill, Senior Executive Landscape Architect, Parks and Biodiversity

**Representing Prospective Applicant**

Barry O'Brien, Golden Port Estates
Paul Quinn, BKD Architects
Stephen Behan, BKD Architects
Kathy Friel, BKD Architects
Cass Roche, PC Roche Landscape Architects
John Cunningham, Barrett Mahony Consulting Engineers

### **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 7<sup>th</sup> April 2021 providing the records of consultations held pursuant to section 247 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 11<sup>th</sup> March 2021 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

### **Agenda**

1. Design and Layout, inter alia, ground floor interface, dual aspect
2. Development Strategy, inter alia, phasing and servicing
3. Visual Impact Assessment
4. Transport Issues
5. Any Other Matters

## **1. Design and Layout, inter alia, ground floor interface, dual aspect**

### **ABP Comments:**

- Provide the rationale for proposed development and those alterations including an additional 22 units
- Provide further information on the design of the ground floor interface
- Use of materials for the upper floors rationale
- Address the query that the planning authority have raised on dual aspect calculation
- Provide further detail on the interfaces with the communal open spaces
- Provide further detail on the access and stairway to podium level

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

- Address dual aspect calculations
- Applicant to provide overview of the ground floor interface
- Provide details on accessibility and if elevator system provided

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

- There is a long planning history on the site that pre-dates the applicant's involvement with the site
- Intends to build upon the block layout that was approved
- Drimnagh residential is located to the east of the site and Drimnagh castle is to the south
- Additional meeting spaces and a concierge office are included in proposed development and will interact with the public linear park
- A new access to the site via Carriglea Drive will be considered as part of the proposed development
- Additional amenities are proposed
- Dual aspect is 66%
- A stepped interface is proposed for the communal open spaces
- Universal accessibility is taken into consideration for the proposed development
- Good communal space provision will be provided as part of the proposed development
- Each core has an elevator

## **2. Development Strategy, inter alia, phasing and servicing**

### **ABP Comments:**

- Address issues raised by the planning authority regarding servicing
- Clarify if all public open space is to be completed before Phase 2
- Minor alterations are accepted following the pre-application consultation
- Provide clarity at application stage on car-parking and phasing

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

- Provide further detail on the changes to Phase 1, including the proposed carpark, and if it forms part of the proposed development

- Compliance with construction management
- Clarify details of the temporary operational car-parking for phase 2
- There is no operational car-parking for Phase 2
- Address how Phase 1 will operate without car-parking until it's completion in Phase 2
- Address the impact that the proposed development will have on Phase 1

**Prospective Applicant's Comments:**

- Phase 1 of the scheme is currently under construction
- Phase 2 has all car parking complete bar some set down areas
- All public open space is to be completed with Phase 2
- Will have consideration for phasing and car-parking issues raised by the planning authority
- Will consider amending red line boundary to include carpark for Phase 1
- Phase 1 will have more than adequate amenity space

### 3. Visual Impact Assessment

**ABP Comments:**

- Material Contravention statement - ensure compliance with building height guidelines
- Provide visual impact assessment, photomontages and detail in Material Contravention statement

**Planning Authority's Comments:**

- Provide sunlight/daylight analysis
- Have consideration for impact on the users in the park
- Have consideration for podium level

**Prospective Applicant's Comments:**

- Visual impact assessment is currently being undertaken and will be provided at application stage

### 4. Transport Issues

**ABP Comments:**

- Provide further detail on phasing at application stage
- Any works that are required as part of the proposed development are to be included within the red line boundary
- Demonstrate ownership and details on what is required to provide upgrade at application stage

**Planning Authority's Comments:**

- Have consideration for pedestrian and cycle issues raised in the PA report
- Provide detail on junction with the Naas road

- Crossing of the Luas won't be considered an issue as it is not within the red line boundary
- Can discuss transport issues further with the applicant

**Prospective Applicant's Comments:**

- Will have consideration for above comments
- Will liaise further with the PA on transport issues

**5. Any Other Matters**

**ABP Comments:**

- Irish Water have requested pipe upgrades
- Address PA's concerns regarding drainage
- Have regard to the scale of the development in relation to the previously permitted development

**Planning Authority's Comments:**

- No further comments

**Prospective Applicant's Comments:**

- Build To Rent scheme is under consideration

**Additional ABP Comments**

- Build To Rent not relevant if the applicant is not availing of any Build To Rent reductions

- **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](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  
, 2021