



An
Bord
Pleanála

Record of Meeting ABP-309990-21

Case Reference / Description	227 no. apartments and associated site works. Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	2 nd September 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:15 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Aodan Bourke, Applicant
Laura Finn, Tom Phillips + Associates
Susan Dawson, O'Mahony Pike Architects
Christopher Collins, O'Mahony Pike Architects
Richard Miles, Waterman Moylan
Karlis Spunde, Dermot Foley Landscape Architects
Bryan Deegan, Altamar
Patrick Tyrrell, Howley Hayes Cooney

Representing Planning Authority

Shane Sheehy, Senior Executive Planner
Catherine Hanly, Assistant Planner
Thiago Bodini, Executive Engineer
Dara O' Daly, Executive Parks

Elaine B Carroll, Executive Engineer
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 18th May 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 20th April 2021 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, as amended, 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/Procedural Issues/Planning History
2. Conservation and Design including impact on Protected Structures, height and layout
3. Proposed residential amenity/daylight & sunlight/open space provision
4. Existing Residential Amenity
5. Transport
6. Trees/Ecology
7. Site Services
8. AOB

1. Principle/ Procedural Issues/Planning History

ABP Comments:

- The applicant is requested to ensure correct procedure is followed when making an application having regard to the planning history of the site.
- A legal opinion may be submitted at application stage in relation to procedural matters
- Provide further detail on the permitted creche within Cedarmount House including timescale for delivery
- Have consideration to any possible Material Contravention issues

Prospective Applicant's Comments:

- Proposing to review redline boundaries/will ensure correct procedure is followed
- Work on Cedarmount House had commenced but was paused due to Covid-19

Planning Authority's Comments:

- Have regard to the parent permission

2. Conservation and Design including impact on Protected Structures, height and layout

ABP Comments:

- Key Issue is the setting of Cedar Mount House and the Gate Lodge and impact of Block E on same.
- Provide additional photomontages/views of Block E in the context of the Protected Structures
- Address the pinch point at Block H
- Proximity of Blocks G and H

Prospective Applicant's Comments:

- There is significant open space around Cedarmount House and along Mount Anville Road
- Block E is 40 metres from Cedarmount House with significant screening provided
- Have permission for single-storey extension to the gate lodge
- The proposed development is a dense and high-quality scheme
- The gate lodge was originally associated with Mount Anville House not Cedarmount
- Will provide updated sunlight/daylight report at application stage
- Design Statement can be expanded further at application stage
- Can provide CGIs at application stage

Planning Authority's Comments:

- No further comments on conservation beyond the conservation report provided

3. Proposed residential amenity/daylight & sunlight/open space provision

ABP Comments:

- There is a lack of footpath provision on the eastern side of the proposed development
- Provide clarity on the open space provision and the quantum of space
- Provide clarity at application stage on which units are meeting the Building Research Establishment (BRE) and BS standards
- Location of tenant amenity space

Prospective Applicant's Comments:

- The tenant amenity is providing an active screen and high-quality edge
- Will have further consideration for visibility of the entrance
- The position of Block F relates to avoiding the removal of trees
- There is a continuous footpath alongside Block E
- Can have further consideration for lack of footpath provision on the eastern side of the proposed development for solution that does not impact the trees
- The footpath is raised on the eastern side of the existing access road due to the gradient of the road
- The Material Contravention is in relation to the height and carparking standards
- There are strong results from the daylight and sunlight reports but will take comments regarding same on board

Planning Authority's Comments:

- Have consideration for the position of Block F
- Query regarding how pedestrians will go from Block F to Block E, can discuss further with the prospective applicant
- Does not have any issue regarding the quantum of open space

4. Existing Residential Amenity

ABP Comments:

- Address the potential for overlooking of existing blocks
- Provide a daylight and sunlight analysis for existing blocks at application stage

Prospective Applicant's Comments:

- The residential amenity of the existing houses will not be affected
- Will have further consideration for taken in charge drawings
- It is intended that the roads within the proposed development would be taken in charge

Planning Authority's Comments:

- Existing houses currently benefit from long gardens, however there may be some overlooking of same.
- Have regard to the potential for other adjacent sites/back gardens to come forward for development and how the proposed development could facilitate such development in the future.

5. Transport

ABP Comments:

- The main issue is the carparking provision.
- Provide a justification for the carparking at application stage

Prospective Applicant's Comments:

- There is a high frequency of bus and tram services
- Cycle parking and 2 Go Car spaces to be provided
- There are no ramps to the cycle parking
- The shared area around the creche is DMURS compliant
- The carparking spaces are to be sold with the apartments

Planning Authority's Comments:

- No further comments regarding the carparking
- Consider high quality provision cycle parking and electric bike charging
- Provide taken in charge drawings at application stage

6. Trees/Ecology

ABP Comments:

- Have consideration to the Development Plan objective to preserve trees and woodland
- It does not appear a hard copy of the AA screening document was provided at pre-application stage / Soft copy has been provided
- EIA Screening - Refer to 299B of the Planning and Development Regulations

Prospective Applicant's Comments:

- An EIA screening document was provided at pre-application stage

Planning Authority's Comments:

- No further comments on trees/ecology

7. Site Services

Prospective Applicant's Comments:

- Will consult further with the planning authority on the below comments

Planning Authority's Comments:

- Provide taken in charge drawings at application stage for way leave areas that are privately managed

8. Any other matters

ABP Comments:

- Have consideration for SHD timeline and the likely conclusion of the process in February 2022
- Refer to the Goatstown LAP and the Dún Laoghaire Rathdown CDP
- Consider the impact of the Draft Development Plan and possible adoption of same.
- Need to consider how to deal with possible material contravention issues (if applicable) if a new development plan is adopted after the application is lodged but before the Board makes a decision on any such application. Issue further complicated with possible conclusion of the SHD process in February 2022

Prospective Applicant's Comments:

- Requests that the planning authority address if it is satisfied with the noise mitigation proposals
- The future bypass is up to 20 metres below the proposed development site
- Screening measures are proposed to protect the communal open space
- Have carefully considered the noise impact of the future road

Planning Authority's Comments:

- Nothing further to add regarding noise mitigation proposals
- Draft plans for the local area plan are currently available

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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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
September, 2021