



An
Bord
Pleanála

Record of Meeting ABP-310125-21

Case Reference / Description	102 no. residential units (56 no. houses, 46 no. apartments), creche and associated site works. Lamorlaye, Back Road, Malahide, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th July, 2021	Start Time	10.00 am
Location	Remotely via Microsoft Teams	End Time	11.40 am
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Richard Wallace, Site Manager
Stephen Manning, McCrossan O'Rourke Manning Architects
Patrick McNabola, McCrossan O'Rourke Manning Architects
Mark Duignan, Waterman Moylan Consulting Engineers
Joe Gibbons, Waterman Moylan Consulting Engineers
Simone Kennedy, Kevin Fitzpatrick Landscape Architecture
Stephen Little, Stephen Little and Associates
Niamh Robinson, Stephen Little and Associates
Charles McCorkell, Arboricultural Consultancy
Faith Wilson Ecological Consultant

Representing Planning Authority:

Sean Walsh, Senior Executive Planner
Carol Hurley, Executive Planner
Mark Finnegan, Parks Superintendent
Niall Thornton, Transportation Executive Engineer
Darragh Sheedy, Water Services Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and the Planning Authority (PA) via Microsoft Teams having regard to COVID-19 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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 15th June, 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 5th May 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 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. Compliance with local policy objectives (Density, Core Strategy & SS02)
2. Development Strategy including inter alia design, materials/finishes, layout & masterplan for overall lands, open space, creche, links to adjoining lands, boundary treatment.
3. Landscape Visual Impact Assessment
4. Residential Amenities
5. Traffic & Accessibility/Connectivity

6. Issues raised by Water Services Department & Irish Water
7. Ecology
8. AOB

1. Compliance with local policy objectives (Density, Core Strategy & SS02)

ABP Comments:

- Issues raised by Planning Authority
- Any potential material contravention of the local area plan should be addressed a Material Contravention statement submitted and advertised within the public notices at application stage.
- A more comprehensive masterplan containing the overall land holding should be submitted.
- The opinion will issue in relation to the site outlined in red and the overall land holding.

Prospective Applicant's Comments:

- There are densities of 35-45 within the area.
- The reality is that the development will begin in Quarter 1 of 2022 spread out between two developments plans.
- The PA's concerns have been noted and a comprehensive layout of the site has been designed to reflect this.
- If the remainder of the lands outside the red line are sought to be included within the application this can be looked into.

Planning Authority's Comments

- The lands are subject to a density restriction of 5 per hectare.
- Further consideration to be given for a masterplan overall.

2. Development Strategy including inter alia design, materials/finishes, layout & masterplan for overall lands, open space, creche, links to adjoining lands, boundary treatment.

ABP Comments:

- The context of the site will need to be further considered a strong rationale will need to be provided in relation to the hard urban edge proposed.
- Justification/rationale for layout, overall design and materials/finishes is required.
- Design should have regard to the context of the site.
- Rationale/justification for the location of the crèche .
- Hierarchy of open spaces.
- Permeability and links to adjoining lands.

Prospective Applicant's Comments:

- There is one point of access from Back Road to the site.
- The creche is proposed to be situated to the south of the site at apartment block two.
- A strong entrance feature is proposed.
- The materials proposed are mainly brick and render on street one.

- Cognisant of the existing character of Back Road a landscaped buffer zone will be included.
- A full continuous loop of permeability is proposed internally within the site, there will be no blank corners or gables.
- The creche will mainly serve the community within the development, a rationale will be included to further address this matter.

Planning Authority's Comments

- Back Road is viewed as a peripheral area the layout is quite linear in nature.
- Shortfall of the provision and layout of open space, due to the SuDS tanks along with usability concerns due to ground level changes.
- Drawings submitted as part of the pre-application documentation contain differing measurements, ensure all documentation is corrected.

3. Landscape Visual Impact Assessment

ABP Comments:

- issues and viewpoints raised by Planning Authority
- Cross sections will need to be included within the Landscape Visual Impact Assessment (LVIA)

Prospective Applicant's Comments:

- Happy to undertake a LVIA details will be submitted at application stage, key locations to be considered have been noted.

Planning Authority's Comments

- Nothing further to add to report submitted to the Board.

4. Residential Amenities

ABP Comments:

- All housing typologies to be further addressed at application stage.
- Potential for any perceived overlooking with the existing built environment should be considered along with noise impacts given the context of the site.

Prospective Applicant's Comments:

- The four storey building element is substantially separated from the other units.
- A full comprehensive sun/daylight analysis will be submitted at application stage.
- Site is within a flight zone area therefore an inward noise assessment will be included.

Planning Authority's Comments

- Further consideration to be given to communal open spaces access to light at the apartment blocks, ensure this is a quality space.

5. Traffic & Accessibility/Connectivity

ABP Comments:

- Address accessibility/connectivity of the site and links to the train station and town centre.

- Alternative routes to be outlined within the documentation in relation to through Malahide Park and around the park itself particularly during the winter months affecting closing hours.
- PA raised issue of special contribution. Needs to comply with legislative requirements.

Prospective Applicant's Comments:

- An indicative plan has been prepared including key desire areas surrounding the site, within 300 meters of bus connects stop on the Malahide Road which arrives every 11 minutes.
- There is only a 2-3 minute time difference between walking through the park as opposed to around it.
- The site is not reliant on the train service.

Planning Authority's Comments

- A 30 minute walk is considerable to be taking daily.
- Development plan standards are being met in relation to the parking ratio, reduced parking is not sought in this area.
- There are no on road cycle facilities along Back Road with not much scope to include in the future.
- Scope to relook and provide a better parking arrangement at the set down area of the creche it is currently a bank of parallel parking.
- If a special contribution is to be proposed at application stage all details will be provided in full, they will be clear and contain no ambiguity.

6. Issues raised by Water Services Department & Irish Water

ABP Comments:

- Significant issues raised by IW and PA regarding servicing the site.
- Further discussion should be held between the applicant, Irish Water (IW) and the PA.
- Many concerns raised by IW within the response submitted to the Board.
- Address material contravention if it arises.

Prospective Applicant's Comments:

- Currently engaging with IW, proposal to bypass Connolly pumping station and flow into newer station on Chapel Road.
- An accepted statement of design from IW will be submitted at application stage.

Planning Authority's Comments

- Actively engaging with the applicant in relation to this item, available for further meetings in relation to SuDS.
- Favourable in the reduction in the number of pumping stations.

7. Ecology

ABP Comments:

- Applicant should be cognisant of the timing and level of ecological surveys to be included at application.
- Management of Russian Vine to be detailed within the application documentation.
- Ecological corridor.
- Address material contravention if arises.

Prospective Applicant's Comments:

- All building lines must be set back at least 15 meters from the banks, the boundary length is about 240 meters long, any development proposed in the corridor area will be minimal with no interference to the existing trees.
- Additional bat survey work carried out.
- In relation to the Russian Vine the prospective applicant will liaise with the adjoining land owner where it encroaches into their lands to come up with the best plan of management.

Planning Authority's Comments

- No infrastructure should encroach the 15 meter setback area.

8. Any Other Business

ABP Comments:

- All documentation included within the application to the Board should correlate and not contain any discrepancies.
- address all material contraventions where they arise

Prospective Applicant's Comments:

- Nothing further to add.

Planning Authority's Comments

- The parking spaces on street 1 are perpendicular, scope to improve the location and separation.

- **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
- The Board will shortly be making online submissions available on SHD applications. Please note that new public notices will be available on the Board's website once the online submissions web portal goes live. Please ensure you refer to the Board's website for the most up to date forms and public notices when preparing to lodge your application.

Stephen O'Sullivan
Assistant Director of Planning
August, 2021