



An
Bord
Pleanála

Record of Meeting ABP-310399-21

Case Reference / Description	101 no. Build to Rent apartments and associated site works. Units 31 and 31a, IVM House, Ravensrock Road, Sandyford, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	17 th September, 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:15 pm
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Simon Reader, Quinlan Group
Eoin Conway, Weir Conway
John Spain, John Spain Associates
Ian Livingstone, John Spain and Associates
Bjorn Rosaeg, Henry J Lyons
Ben Conway, Henry J Lyons
Niall Barrett, CS Consulting Group
Andrew Annett, Parkhood Landscape Architecture
Lynn Poon, Parkhood Landscape Architecture
Richard Coleman, CityDesigner
Darren Carroll, CityDesigner
Rory Walsh, BPG3
Jonathan Gauntlett, AWN Consulting

Representing Planning Authority

Michelle Breslin, Senior Executive Planner
Dermot Fennell, Executive Engineer
Catherine Hanly, Assistant Planner
Johanne Codd, Executive Engineer
Donal Kearney, Assistant Parks Superintendent

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **30th June, 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 **3rd June, 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/Residential Density**
- 2. Design incl. height/public realm/open space**
- 3. Residential Standards**
- 4. Surrounding Amenity incl. permitted residential/Development potential adjoining sites**

- 5. Transport
- 6. Site Services/Flood Risk
- 7. Environmental Screening
- 8. Any Other Business

1. Principle/Residential Density

ABP Comments:

- The applicant should be cognisant of the permitted units in zone 5 and the potential developments.
- There should be consistency between all the application documentation submitted to the Board throughout the various reports, drawings and figures presented.

Prospective Applicant's Comments:

- The contraventions relating to the proposed development's height and density are recognised.
- This site is in close proximity to numerous places of employment.

Planning Authority's Comments:

- Nothing further comment beyond prior written submission to the Board.

2. Design incl. height/ public realm/ open space

ABP Comments:

- Various concerns have been raised by the PA in their report submitted to the Board which should be addressed at application stage.
- The proposed development's reliance on the building height guidelines requires the submission of the studies and assessments necessary to show justification under those guidelines.
- Areas of public open space should be clearly identified within the application documentation.

Prospective Applicant's Comments:

- The height guidelines are not being exceeded immensely; the height proposed is in line with prior development within the area particularly at Carmanhall Road.
- In the context of overall development, the proposals will fit in with other potential development schemes in the area.

Planning Authority's Comments:

- The family type units proposed should provide active frontage at Ravens Road.

3. Residential Standards

ABP Comments:

- It is noted in the PA report 12 rooms fall short of BRE requirements.

- Potential concern due to the lack of supporting residential amenity for the development proposals. Scope to consider wider uses and explore further options that could be incorporated into the scheme to serve the residents.
- The analysis of the impact of the proposed development on the ground floor units outside the site requires further details.
- There appears to be errors in the unit layout drawings in particular 1G,1H,1I and 1J, this should be re-examined prior to submitting an application to the Board.
- The applicant should be mindful of the tree objective on this site.
- A scheme for the management of the proposed facilities should be submitted as part of the application.

Prospective Applicant's Comments:

- The comments regarding communal support facilities are noted. This issue is currently being explored.
- An exercise has been carried out to allow the inclusion of 50 cycle parking spaces within the development.
- Modified sunken lawns are proposed for tree protection and retention.
- The plans submitted as part of the applicant will demonstrate how the proposed development can complement the proposed cycleway on the public road in front of the site.
- The full extent of each room has been assessed, the development achieves upwards of 85% compliance in relation to daylight/sunlight, any compensatory measures for shortfalls will be identified within the application.
- Further engagement will be sought with the BTR consultants to come up with the best use facilities, an assessment will be included at application stage.

Planning Authority's Comments:

- The proposed cycleway is currently at public consultation stage. Up to date drawings can be issued to the applicant for reference.
- Drainage measures should be limited to the site and not placed in the public realm.

4. Surrounding Amenity incl. permitted residential/Development potential adjoining sites

ABP Comments:

- Share the PA's concern in relation to the need to avoid undue impacts on the surrounding developments.
- Scope to explore additional measures to combat overlooking/opposing windows for example angled windows and sufficient screening in the terrace areas.

Prospective Applicant's Comments:

- An analysis is included in the Design Statement which begins to address the surrounding amenity, this will be further detailed at application stage.
- Concerns raised by the PA in their report will be addressed.

Planning Authority's Comments:

- Drawings showing the shadow impacts to the land at the west should be submitted as part of the application pack.

5. Transport

ABP Comments:

- Consideration given by the applicant in exploring the idea of a car free scheme which could result in additional amenity space for the development.
- Car park entrance appears very big, scope to improve the pedestrian environment in this area and ensure continuous footpath across entrance.
- Management of the 18 car spaces will need to be detailed at application stage along with car club details if proposed.
- Ensure the technical reports requested by the PA are included within any application to the Board.

Prospective Applicant's Comments:

- The site is in proximity of 2 Luas stops and quality bus link.
- Car Club is currently being explored to be incorporated into the design proposals. 6 spaces are proposed which are included in the 18 total car parking spaces.
- There will be a set down area for local service vehicles provided, details to follow in the application documents.
- Working alongside the management company discussing the optimal allocation of car spaces.

Planning Authority's Comments:

- There is no reason the communal space could not be provided on the 1st floor, scope for the applicant to explore this.
- A car free scheme would not be deemed appropriate in this area, a certain level of parking should be provided.

6. Site Services/ Flood Risk

ABP Comments:

- The applicant should relook at the surface water drainage drawings to ensure consistency between all documentation.

Prospective Applicant's Comments:

- A further meeting can be sought with the PA to discuss technical details.

Planning Authority's Comments:

- The documentation/drawings submitted as part of the pre-application pack lack detail, further discussion to be had with the applicant.

7. Environmental Screening

ABP Comments:

- Potential bat issues, therefore the appropriate surveys should be prepared prior to an application being lodged to the Board.

Prospective Applicant's Comments:

- Happy to meet with the planning authority and organise a meeting including the Arborist acting for the prospective applicant.

Planning Authority's Comments:

- Further engagement will be sought with the applicant and the parks department regarding tree retention.
- Scope for the Arborist and the Geo-tech engineer to collaborate on a risk analysis report on the potential on the trees.

8. Any Other Business

ABP Comments:

- Any other items can now be raised that have not been previously discussed as part of the agenda.

Prospective Applicant's Comments:

- Nothing to add.

Planning Authority's Comments:

- Nothing 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.
- 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.

Stephen O'Sullivan
Assistant Director of Planning
November, 2021