



<b>Case Reference / Description</b>	130 no. apartments and associated site works. Dolcain House, Monastery Road, Clondalkin, Dublin 22.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	30 <sup>th</sup> September, 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:05 am
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Rachel Kenny, Director of Planning
Rachel Gleave O'Connor, Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Justin Halpin, HA Design Studio
Jane McCorkell, Landscape Architect
Francis Wade, Lohan & Donnelly
Martin Rogers, Transport Engineer
Anne McElligott, Hughes Planning
Mary McGrath, McGrath Group

**Representing Planning Authority**

Tracy McGibbon, Executive Planner
Sarah Watson, Case Officer
Eoin Burke, Senior Planner
Laurence Colleran, Senior Executive Parks Superintendent
Fionnuala Collins, Assistant Parks Superintendent
John Hegarty, Roads Department

Ronan Toft, Assistant Engineer
Graham Murphy, Senior Executive Engineer

## **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 **2<sup>nd</sup> July, 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 **4<sup>th</sup> 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. Previous reasons for refusal.**
- 2. Transport – including vehicle, pedestrian and cycle access, servicing and Monastery Road.**
- 3. Open space.**
- 4. Apartment standards.**
- 5. Any Other Business**

- 1. Previous Reasons for refusal.**

**ABP Comments:**

- Previous reasons for refusal on this site should be addressed including overprovision of 1 and 2 bed units, poor quality open space, single-aspect north facing units, absence of privacy screening to ground floor units, and lack of cycle and pedestrian access.

**Prospective Applicant's Comments:**

- The west boundary road has been completely omitted within this application, two thirds of surface and basement parking have been removed altering the layout, 45% 2 bed, 8% 3 bed and 47% 1 bed units proposed resulting in a reduced figure of 1 and 2 beds.
- There are no single aspect north facing apartments, and 2 apartments with Juliet balconies.
- Propose a footpath along Monastery Road within the clients site ownership.

**Planning Authority's Comments:**

- Welcome the changes proposed by the applicant in the new plans submitted including removing road to the west boundary, landscaping and materiality. There are still concerns with the overprovision of 1 and 2 bed units and the lack of communal amenity.

**2. Transport – including vehicle, pedestrian and cycle access, servicing and Monastery Road.****ABP Comments:**

- Proposals of a new road/footpath to the west.
- Further information is required in relation to the vehicular access to the east there is no pedestrian or cycle access, and query security of the wayleave.
- Further consideration of the desire line of the residents to areas such as the LUAS stop.
- Scope to explore idea of providing a crossing over Monastery road.
- A pedestrian safety audit should be prepared which surveys pedestrian movements and how frequently different routes are used.

**Prospective Applicant's Comments:**

- Very little additional traffic anticipated, at less than 5% and therefore not affecting congestion, the analysis submitted is robust. Any additional traffic generated from the proposed scheme will be miniscule/ insignificant to roundabout.
- A footpath to the roundabout cannot be facilitated as it is not within the landownership.

**Planning Authority's Comments:**

- Concern in relation to the increase of traffic to the serving roundabout.
- There has been no contact from the owners of the adjacent Quarry site in relation to an extension of time of the 2012 planning consent on the neighbouring lands.

**3. Open Space.**

**ABP Comments:**

- Further detail should be provided about how the proposed development is in compliance with the open space requirements under the Development Plan.
- Roads and car parking are not to be included in the open space figure, calculations will need to be redone and made clearer in documentation at application stage the classification of each space.

**Prospective Applicant's Comments:**

- Concerns flagged by the Board and the PA will be addressed at application stage.

**Planning Authority's Comments:**

- Further detail how these areas of open space can be used by the residents living there over a long period of time.

**4. Apartment Standards.**

**ABP Comments:**

- The proposed developments interface with the quarry will need to be further detailed at application stage.
- In relation to noise, assessment is required as to whether additional mitigation measures are required, consideration should include the potential of works being undertaken through the night, air monitoring should be undertaken from the subject site, and further engagement should be undertaken with the Planning Authority's Environmental Health Team.
- Details to be provided on the security of hedgerow onsite as a mitigation feature.

**Prospective Applicant's Comments:**

- A baseline air monitoring study over the last 4 months has been carried out which found no significant impacts, a noise audit will also be submitted as part of an application.
- The 1, 2 and 3 bed units proposed are above the minimum standards in sizing.

**Planning Authority's Comments:**

- Take the PA report as submitted to ABP as read.

**5. Any Other Business.**

**ABP Comments:**

- Existing telecommunications mast on the site should be further considered, and any resulting impacts must be fully detailed at application stage.
- Full transparency must be given in any situation should a Material Contravention arise.

**Prospective Applicant's Comments:**

- Comments made by ABP and the PA are noted and will be addressed in the final application when submitted.

**Planning Authority's Comments:**

- Scope for the applicant to relook at depth of Block B single aspect unit facing east.
- Surface water attenuation can be discussed in further detail with the applicant offline.

**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](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  
November, 2021