



Case Reference / Description	702 no. apartments, creche and associated site works. Former Chadwicks Site, Greenhills Road, Walkinstown, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	4 th October, 2021	Start Time	02:30 pm
Location	Via Microsoft Teams	End Time	04:20 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Margaret Commane, Hughes Planning & Development Consultants
Simon English, Elkstone Partners
Ciaran McIntyre, Elkstone Partners
Andrew Murphy, C+W O'Brien Architects
William Power, C+W O'Brien Architects
Andrew Bunbury, Park Hood Landscape
Gordon Poyntz, Lohan & Donnelly Consulting Engineers
Edvina Svaladka, Lohan & Donnelly Consulting Engineers

Representing Planning Authority

Tracy McGibbon, Executive Planner
Eoin Burke, Senior Planner
James Phelan, Executive Planner
John Hegarty, Senior Executive Engineer (Roads)

Brian Harkin, Senior Executive Engineer (Drainage)
Oisín Egan, Executive Parks Superintendent

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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's on **2nd 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 **4th June, 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 (Housing) and Residential Tenancies Act 2016, 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. Naas Road Masterplan.**
- 2. Land uses proposed.**
- 3. Approach to density and design strategy, including height, scale, mass and detailed design.**
- 4. Residential amenity within the proposed development, including interface with adjacent uses.**
- 5. Landscape proposals, including treatment to Greenhills Road.**
- 6. Any other business.**

1. Naas Road Masterplan

ABP Comments:

- How does the proposed development align with the emerging City Edge Plan and preferred scenarios.
- Query the timeframe of the existing SHD project and for the PA plan.

Prospective Applicant's Comments:

- Happy to liaise further with the PA regarding concerns raised in their report.
- The proposals include commercial units at ground floor level which assist in activating the area.
- The design has regard to bus connects plans along Greenhills Road however there are particular constraints onsite to provide active frontage at this area.

Planning Authority's Comments:

- The land is zoned and welcoming of development as long as it aligns with good planning policy.
- The new development plan is at pre-plan consultation, there is a very early pre-framework skeleton.
- Further discussion will be organised with the applicant to ensure the emerging framework plan can work with the application proposals.

2. Land uses proposed

ABP Comments:

- The proposals should take account of the City Edge Plan as it evolves, details should be provided how the transition between the current and future context will be achieved.
- There is a lack of clarity surrounding the relationship to Greenhills Road with the proposed development.

Prospective Applicant's Comments:

- Do not want to provide dead commercial spaces the advice given so far is they would not be viable, uses that will be activated by the residents will be explored.
- Issue with the set backs from Greenhills Road due to the presence of the water pipe.

Planning Authority's Comments:

- The PA report submitted is clear on items such as land uses and concerns raised.

3. Approach to density and design strategy, including height, scale, mass and

ABP Comments:

- Justification required in relation to the density proposed in line with national policy, apartment guidelines and building height guidelines.
- Submitted documents appear to indicate a reduction in public transport accessibility following the Bus Connects scheme being introduced, 11 buses per hour changes to 1

bus every 15 minutes (relevant in the context of SPPR1 of the guidelines and other national planning policy approaches)

Prospective Applicant's Comments:

- The 15 to 19 storey elements are fronting Greenhills Road creating placemaking along the frontage.
- The proposals will include pedestrian and bicycle access prioritized with routes permeating throughout the site.
- The height and density proposed are in terms of the number per hectare and also due to the proximity of Walkinstown along with future plans for the area.
- An alternate design strategy is currently being prepared.
- Day/sunlight has informed the design of the scheme.
- There additional buses running from the Walkinstown roundabout proximate to the site, at application stage the current and future public transport provisions serving the proposed development will be outlined.

Planning Authority's Comments:

- The density of the proposal is substantial, strong connectivity to the surrounding area will need to be demonstrated at application stage.
- Clarity required on how the road upgrades to the south and the north will align with the development.
- The access in and out of the site to reach the bus stops in the area will need to be demonstrated.

4. Residential amenity within the proposed development, including interface with adjacent uses.

ABP Comments:

- Further information required in relation to the interface with non-residential uses adjacent to the site, the adjoining users and landowners should be considered.

Prospective Applicant's Comments:

- The lower rise buildings have been proposed in areas where there are adjacent buildings.
- The road to the south is not publicly owned.
- An EIAR is currently being prepared.

Planning Authority's Comments:

- The open space is not reflective of the County Development Plan Policy requirement.
- The pedestrian and cycle access at Greenhills Road requires improved connection.
- In relation to block layout there is an opportunity to create a more urban form particularly in block D2.
- The road to the south is taken in charge, can liaise further with the applicant.

5. Landscape proposals, including treatment to Greenhills Road

ABP Comments:

- There is a lack of detail in relation to the changing levels and how they are to be dealt with, and how the landscaping will transition from current to future context, these details should be submitted at application stage.
- The walking distance to bus stops will need to be highlighted.

Prospective Applicant's Comments:

- On the north west side there is a 10 meter drop off at Greenhills Road.
- It is 350 meters from the site to the Walkinstown Roundabout.

Planning Authority's Comments:

- The proposed plaza is not rationalised as part of the open space provision.
- Scope to provide a larger more centralised and usable open space.
- Ensure the distance from the site to transport links and the Walkinstown Roundabout is not solely calculated from the edge the entire site should be considered.

6. Any Other Business

ABP Comments:

- Potential impacts on adjoining landowners in relation to daylight/sunlight.
- If there are any objectives of the plan that are not being complied with this will need to be fully addressed in a statement of Material Contravention.

Prospective Applicant's Comments:

- Further engagement will be sought with the PA.

Planning Authority's Comments:

- Q-bar rate figures to be further discussed with the applicant.

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

Tom Rabbette
Assistant Director of Planning
October, 2021