



An
Bord
Pleanála

Record of Meeting ABP-310772-21

Case Reference / Description	120 no. apartments and associated site works. Glenamuck Road North, Carrickmines, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th October 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:10 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Breffni McGrane, McGrane & Partners Ltd
John Moran, Applicant
Adrienne Moran, Applicant
Suzanne McClure, Brock McClure
Ronan MacDiarmada, Ronan MacDiarmada & Associates Ltd
Joe Gibbons, Waterman Moylan
Rory Kissane, McGrane & Partners Ltd

Representing Planning Authority

Ger Ryan, Senior Planner
Julieanne Prendiville, Executive Planner
Elaine Carrol, A/ Senior Executive Engineer, Drainage

Dermot Fennel, Executive Engineer, Transport
Donal Kearney, Assistant Parks Superintendent

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 3rd August 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 7th July 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. Design Strategy (including inter alia, design, height, layout and open space provision).**
- 2. Residential Amenities (existing and proposed).**
- 3. Issues raised by DLR Transportation Planning Section.**
- 4. Issues raised by DLR Drainage Division & Irish Water.**
- 5. Any Other Matters**

1. Design Strategy (including inter alia, design, height, layout and open space provision).

ABP Comments:

- Clarify site area for the purposes of calculating density and open space.
- Justification/ rationale for design and materials/finishes.
- Provide a strong justification and rationale for the height strategy at application stage.
- Address any Material Contraventions if they arise.
- Additional cross sections/montages to show the context of the proposal vis a vis the exist building environment.
- Setback and interface with the adjoining lands and potential impacts on the development potential of these lands.
- Possible overreliance on third party lands for providing adequate separation distances.
- Address the development potential of the lands to the east and north of the proposed development.
- Provide further detail on the public open space and communal open space.
- Have consideration for the PA's concerns.
- Provide a strong justification and rationale for the open space strategy.
- Ensure the application documentation dovetails and correlates.
- Retaining walls
- Provide additional cross-sections at application stage.

Prospective Applicant's Comments:

- The proposed development has an average of six storeys with a setback of seven storeys.
- There is substantial central open space.
- A variety of materials are used to breakdown the material impact.
- There is little impact to the west of the proposed development as Block A is directly opposite Carrickmines Tennis Club.
- Block C is stepped to reduce the impact.
- Appropriate distances are maintained.
- Will provide further detail on the communal space behind the blocks.

Planning Authority's Comments:

- The provision of six storeys instead of seven storeys is more appropriate in terms of the policy perspective.
- The linkages work well in the masterplan.
- The PA has some concern in relation to the development potential of the lands to the northeast of the proposed development.
- Have concerns in relation to the provision of multiple accesses on Glenamuck Road North, the primary open space at podium level and the general layout of the primary, usable, open space.
- There is lots of peripheral open space but there is too much surface carparking around Block C.
- An arborist report is required from the outset.

- The prospective applicant is to provide the function of the communal space for all ages behind the blocks.
- Show what open space is being accounted for at application stage.
- The scheme doesn't really perform in terms of public open space.

2. Residential Amenities (existing and proposed).

ABP Comments:

- Residential standards and amenities of units and communal areas within the scheme.
- Have consideration for daylight/sunlight.
- Have consideration for compliance with SPPR3.
- Address any overbearing impacts.
- Address potential overlooking.
- Provide a justification and rationale for not providing a childcare facility.

Prospective Applicant's Comments:

- The proposed development has 73% dual aspect.
- A residential amenity building is provided.
- All units exceed the guidelines, and the scheme performs very well overall.

Planning Authority's Comments:

- The scheme performs well but there is room for improvement especially in relation to the vertical sky component.

3. Issues raised by DLR Transportation Planning Section.

ABP Comments:

- Access arrangements, the T-junction and the turning lane.
- Issues raised by the PA.
- Rationale/ justification for the carparking strategy.

Prospective Applicant's Comments:

- The proposed development is beside the Luas.
- Will have further consideration for the cycle parking.
- The prospective applicant is confident that a junction can be delivered.
- The carparking ratio is currently 0.96.
- Will have consideration for the PA's comments.
- Glenamuck Road North is on a bus route.

Planning Authority's Comments:

- There is a requirement for a right-turn lane.
- Further consultations with the PA are required.
- Have consideration for a carparking ratio of one per unit, with appropriate electric carparking provision and disabled carparking.

- The proposed development is very heavy on surface carparking.
- Have consideration for the cross section at Glenamuck Road and if there is a right-turn lane. The gradient is quite steep.
- The proposed development has an under provision of cycle parking.
- Double stacked cycle parking may not be suitable for all.

4. Issues raised by DLR Drainage Division & Irish Water.

ABP Comments:

- Address the issues raised on the Irish Water submission.
- Ensure all relevant consents are in place for third party lands.
- There is no recourse for further information at application stage.
- Ensure the application documentation dovetails and correlates.

Prospective Applicant's Comments:

- The prospective applicant is aware that Irish Water requires assurances that the infrastructure can be vested into Irish Water.
- The prospective applicant is open to engaging further with the PA.

Planning Authority's Comments:

- The PA is open to facilitating further discussions with the prospective applicant.

5. Any other matters

ABP Comments:

- Note timelines for adoption of the Draft Development Plan and if this will have implications for any application.
- The Board has regard to the statutory plan that is in place at the time of the Board decision. Have consideration of same in relation to any Material Contraventions.
- Address any Material Contraventions if they arise
- Ensure the application documentation dovetails and correlates.
- Seek to resolve any technical issues before an application is lodged.
- There is no recourse for further information at application stage.

Prospective Applicant's Comments:

- The prospective applicant expects to lodge the application in early to mid-November 2021.
- Will have consideration for ABP's comments in relation to the statutory plan.

Planning Authority's Comments:

- The PA has concerns in relation to facilitating further discussions with the prospective applicant outside of the s.247 process.
- The draft statutory plan is due for adoption in March 2022 (approximately).

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
October, 2021