



An  
Bord  
Pleanála

## Record of Meeting ABP-310852-21

<b>Case Reference / Description</b>	363 no. residential units (123 no. houses, 240 no. apartments), creche and associated site works. In the townlands of Kellystown, Porterstown and Diswellstown, Clonsilla, Dublin 15.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	2 <sup>nd</sup> November 2021	<b>Start Time</b>	14:30
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	15:50
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Helen Keane

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

### Representing Prospective Applicant:

Barry Kelly, Castlethorn
Hugh O'Neill, Castlethorn
Joe O'Reilly, Castlethorn
Susan Dawson, OMP Architects
Alan Nolan, OMP Architects
Daithi O'Troithigh, Doyle O'Troithigh Landscape Architects
Linda Doyle, Doyle O'Troithigh Landscape Architects
Mark Duignan, Waterman Moylan Consulting Engineers
Eleanor Mac Partlin, SLA Planning
Naoise O'Connor, SLA Planning

## Representing Planning Authority

Colm McCoy, Planning
Yolande McMahon, Planning
Linda Lally, Transportation Planning
Annie Meagher, Parks & Green Infrastructure Division
Darragh Sheedy, Water Services

### 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 Fingal County Council 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 15<sup>th</sup> 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. Development Strategy, *inter alia*, previous reason for refusal, location of open space and integration of Green Infrastructure
2. Traffic & Transport, *inter alia*, car parking, internal road layout, signalised junction
3. Phasing, *inter alia*, public open space and St Mochta's
4. Any Other Matters.

**1. Development Strategy, *inter alia*, previous reason for refusal, location of open space and integration of Green Infrastructure**

**• ABP Comments:**

- The prospective applicant is to address the two main reasons for the previous refusal, the east/west connectivity and the cul-de-sacs.
- Address the issues raised by the PA in relation to Block C.
- Address the tree objective in Fingal's plan.
- Ensure that there is no conflict with open space zoning and residential use.
- Show at application stage that no future delivery of development at lands to the east of Porterstown road is compromised.

**• Planning Authority's Comments:**

- The PA is broadly happy with the proposal.
- The prospective applicant has done a robust job in addressing the issues for refusal.
- The PA would be happier to see Block C pulled back as it encroaches on green/ blue infrastructure
- The proposed development forms part of the SUDs area in the SUDs strategy in the LAP.
- The SUDs strategy of the proposed development is to be reconsidered.
- Much work by the PA and the prospective applicant has been completed so far on green infrastructure.

**• Prospective Applicant's Comments:**

- Hedgerows 8 and 13 are being retained as well as trees of Category C or above in the hedgerow.
- There is a generous widening for Class 2 open space.
- The proposed development is fully compliant with the open space requirement and there are no issues in relation to Sustainable Drainage Systems (SUDs).
- The proposed development is not encroaching on the blue corridor.
- In terms of the Local Area Plan (LAP), the value of hedgerow 10 is low.
- The lands to the east of Porterstown Road are outside of the redline boundary and are not in the prospective applicant's ownership.

**2. Traffic & Transport, *inter alia*, car parking, internal road layout, signalised junction**

**• ABP Comments:**

- The prospective applicant should be cognisant of issues raised in the previous National Transport Authority's report in relation to upgrades and pedestrian and cycle connectivity with the school.
- The PA has raised issues in relation to the cycle and pedestrian routes and group parking.
- The location of the grouped parking.

**• Planning Authority's Comments:**

- The PA does not have any major concerns.
- A lot of the previous issues have been addressed by the prospective applicant.
- The PA welcomes further discussion with the prospective applicant in relation to the treatment of temporary cul-de-sacs which provide future access to adjoining lands.
- The prospective applicant is to ensure future proofing for any junction upgrades.
- The north-south cycling route on the Porterstown Road needs have a 5-metre width as per the national cycling manual.
- A 2.5 metre width is a little too tight for cycling.
- The prospective applicant is to have consideration for bike parking, especially for the mid-terrace housing.
- The prospective applicant is to refer to the PA's submitted opinion in relation to parking, which is still an issue.
- The PA will discuss the Metro West alignment with the prospective applicant.
- The grouped parking will have a negative impact on the residential amenity.
- **Prospective Applicant's Comments:**
- The prospective applicant will have further discussions with the PA in relation to the cul-de-sacs.
- Seeks to maintain the 5.5 metre width on the main access road.
- Will revert back to the PA in relation to the bike parking.
- The prospective applicant has consulted with Irish Rail in relation to Dart West crossovers and the space required at the northern part of the proposed development.
- Lands to the north-west of the proposed development site are not in the prospective applicant's ownership.
- It is considered that the overall design and layout of the grouped parking is appropriate and will include landscaping throughout. This will ensure the design of the dwellings can take advantage of the public open space areas.

### 3. Phasing, *inter alia*, public open space and St Mochta's

- **ABP Comments:**
- The prospective applicant is not providing playing pitches as per the LAP.
- Indicate at application stage that relevant phasing and rollout of open space is provided.
- **Planning Authority's Comments:**
- The lands to the south of the proposed development are dedicated to playing facilities.
- The PA has concerns in relation to the layout of the Class 1 open space.
- The relocation of St Mochta's is required in the phasing of the development area and the site is beside the school campus.
- The PA questions if there will be sufficient space for the relocation of St. Mochta's
- Further conversions with the prospective applicant are required.
- The phasing is to consider all infrastructure, including the junction upgrades.
- **Prospective Applicant's Comments:**

- The prospective applicant can make provision in the public open space design for the future relocation of St. Mochta's.
- The prospective applicant has no control over the relocation of St Mochtás.
- Will specify the Class 1 and Class 2 open space and have a phasing plan at application stage.
- The prospective applicant has drafted a construction phasing plan.

#### 4. Any Other Matters

- **ABP Comments:**

- The prospective applicant is to address any water drainage issues.
- Have consideration for the Part V requirements at application stage.
- The prospective applicant is to indicate at application stage which units do not meet the daylight/sunlight standards and the compensatory measures provided.

- **Planning Authority's Comments:**

- The prospective applicant is to address all issues raised by Irish Water.
- Ensure the pumping station is sized accordingly for future upgrades.
- The PA is generally satisfied with the SUDs strategy.
- 10% of the public open space can be allocated to SUDs.

- **Prospective Applicant's Comments:**

- The prospective applicant has since engaged with Irish Water in relation to their letter.
- The application will include updated Irish Water correspondence.
- The green infrastructure masterplan has been agreed in principle with the PA.

#### 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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Tom Rabbette  
Assistant Director of Planning  
November, 2021