



An  
Bord  
Pleanála

## Record of Meeting ABP-310930-21

<b>Case Reference / Description</b>	313 no. apartments, creche and associated site works. St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	6 <sup>th</sup> October, 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:10 am
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Hannah Cullen

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Rachel Gleave, Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Ross Connolly, Montane Developments
Shane Walsh, McCrossan O Rourke Manning Architects
David Ledwith, McCrossan O Rourke Manning Architects
Michael Moran, TPS
Bartosz Kedzierski, Kavanagh Burke Limited
Ronan MacDiarmada, Ronan MacDiarmada & Associates Ltd.
Brenda Butterly, McGill Planning

### Representing Planning Authority

Tracy McGibbon, Executive Planner
Donal Farrelly, Case Officer
Eoin Burke, Senior Planner
Fionnuala Collins, Assistant Parks Superintendent
Laurence Colleran, Senior Executive 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 **20<sup>th</sup>, 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 **23<sup>rd</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. Height and design strategy, particularly in relation to the reconfiguration and change in mass to blocks 3 and 4.**
- 2. Landscape treatment, including usability of open space and inclusion of surface car parking.**
- 3. SUDs and surface water run-off.**
- 4. Any other business.**

**1. Height and design strategy, particularly in relation to the reconfiguration and change in mass to blocks 3 and 4.**

**ABP Comments:**

- Further clarification required in relation to height increase of blocks 3 and 4, how the design has evolved and outline any change in impacts.
- Submitted reports should outline impacts of the permitted scheme compared to proposed plans, as well as against the undeveloped site condition.

**Prospective Applicant's Comments:**

- By increasing the height of block 3 it would provide a stronger urban edge.
- Block 4 fronts on to the open space, the community facilities proposed in this block would not be in constant use therefore it is proposed to mix the residential and community facilities to provide more surveillance in the area.
- The block is 24-25 meters away from the school boundary, day/sunlight study passed on all levels.
- The road to the north boundary of the school is a services road.

**Planning Authority's Comments:**

- Opportunity to increase the limited open space proposed.

**2. Landscape treatment, including usability of open space and inclusion of surface car parking.**

**ABP Comments:**

- Scope to increase the greenery of the surface car parking space to soften the area.
- The proposals should outline any change in provision in the proposed scheme compared to the permitted scheme, particularly in relation to open space and surface car parking.

**Prospective Applicant's Comments:**

- The area fronting the road to the east is in the ownership of SDCC, this was never accounted for in the open space provision, it is proposed to landscape this area and form public gain.
- The only public space counted in the proposals is the large central space.
- 4 additional car spaces have been introduced to the southern boundary at the public open space which can be used as a set down area for the creche and park.
- Scope to introduce a roof terrace at blocks 2 and 3.
- The play area for the creche is not counted in the open space provision figure.
- Treatments of the surface car parking will be further detailed.

**Planning Authority's Comments:**

- Area on the eastern aspect not considered as usable open space.
- Clarify does the play area of the creche form part of the open space.
- The open space proposed appears to have diminished since the previous application.
- There is signage proposed in the area of land in the ownership of SDCC
- The gabion wall requires cross sections.

- There is a lack of street trees at blocks 2 and 3.
- Scope to include accessible play features and natural play.
- A bond required for the existing trees on the east and west boundaries.
- The proposals detail 0.7 parking spaces per unit, scope this could be reduced at this location due to the proposed cycle and pedestrian facility and bus interchange improvement schemes.
- Pedestrian links should be demonstrated further and how this connects into the public transport linkages.

### **3. SUDs and surface water run-off.**

#### **ABP Comments:**

- Impacts considered to removing/omitting swale on site.
- Applicant should discuss further with the PA the technical issues regarding this item.

#### **Prospective Applicant's Comments:**

- There should be no issue removing the swale, can accommodate volume this will be detailed at application stage.

#### **Planning Authority's Comments:**

- Satisfied with the SuDS and sustainable drainage proposed.
- More detail is required of section views for the swales.
- Scope to omit the middle swale on the SDCC owned lands as there is a concern with the maintenance, the remaining swales will have to accommodate for loss.
- Further detail in relation to the Greenfield run off required at application stage.

### **4. Any Other Business**

#### **ABP Comments:**

- Any material contravention statement submitted should ensure all items are fully address if not in compliance with the statutory plan.
- All aspects of Article 299B compliance to be noted within EIA Screening.

#### **Prospective Applicant's Comments:**

- PA's comments have been noted in relation to the pathway and comments raised in the CE report will be fully addressed.

#### **Planning Authority's Comments:**

- Site to the north is a traveller accommodation site, there is no pathway to allow residents to move onward to Liffey Valley, scope to relook at this and add as part of the design.

## 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  
October, 2021