



Case Reference / Description	288 no. apartments, creche and associated site works. Northwood Avenue, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th October 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:15 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Michael Cosgrave, Applicant
William Cosgrave, Applicant
Stephen Manning, MCORM
Andrew Jennings, MCORM
Garry Flood, J. B. Barry and Partners Limited
John McCord, KFLA
Andy Worsnop, Arborist
Helena Gavin, RPS Group

Representing Planning Authority

Malachy Bradley, Senior Planner
Hugh O'Neill, Senior Executive Planner
Eugenia Thompson, Executive Planner

Phillip Grobler, Senior Executive Engineer
Linda Lally, Senior Executive Engineer
Anna Marie Meagher, Parks

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 26th 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 30th 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. Principle**
- 2. Design and Layout**
- 3. Residential Standards**
- 4. Existing Residential Amenity**
- 5. Transport**
- 6. Trees/Environmental Screening**
- 7. Site Services/Flood Risk**
- 8. Any Other Matters**

- 1. Principle**

- **ABP Comments:**

- The PA have raised, in their submitted opinion, the specific objective to preserve trees and woodland, the Tree Preservation Order (TPO).
 - The proposed development is in a masterplan area, no masterplan has been prepared to date.
 - The prospective applicant is to address the TPO issue and how it affects the site.
 - Have consideration for any Material Contravention issues and the objective to preserve trees.
 - Address any ecology issues and provide further details on the condition of the two sycamore trees on the proposed development site.
 - Have consideration for transport infrastructure and provide the justification for same at application stage.
- **Prospective Applicant's Comments:**
 - The tree survey has been updated.
 - The two sycamore trees are not in the planted, historical landscape of Santry, they are only 50-60 years old.
 - The current condition of the two sycamore trees is Category B.
- **Planning Authority's Comments:**
 - The TPO dates back to the 1980s.
 - The PA does not yet have a conclusion on the interaction between the proposed development and the TPO.
 - The prospective applicant is to provide an update on the condition of the two Category B sycamore trees.
 - The two sycamore trees are relatively young and would have been quite young when the TPO was put in place. The PA agrees with the prospective applicant that they are not part of Santry's historical landscape.
 - The amenity value of sycamore trees has increased exponentially due to the ash dieback.
 - The PA will look into the TPO and will engage with the applicant.
 - The PA is responsible for preparing a masterplan.

2. Design and Layout

- **ABP Comments:**
 - Block 3 of the proposed development has a large, unbroken elevation and could appear dominating.
 - The southern elevation could appear somewhat commercial in nature.
 - The north facing elevation is quite stark and lacking in detail.
 - The prospective applicant is to have regard to the building height guidelines.
 - Have consideration for the Specific Planning Policy Requirement (SPPR3).
 - Have consideration for the built form of the proposed development.
 - Have consideration for the potential impact on the proposed development in Swift Square.
- **Prospective Applicant's Comments:**

- The prospective applicant has taken the PA's comments on board.
- The separation between the Cedarview houses and the building of the proposed development is now 24 metres.
- The end gable is reduced to 5 storeys.
- Breaks for daylight are created north and south of the proposed development.
- Each core will be linked to the public face of the proposed development.
- The southeast corner elevation has been amended in line with the PA's comments.
- The balconies will be independent from the public spaces.
- All single aspect north-facing units have been eliminated.
- Apartments 2F and 2G have been amended.
- The proposed development has 50% dual aspect.
- The prospective applicant is currently in discussions concerning carparking with the PA.
- An EIAR will be included at application stage. The prospective applicant will have consideration for cumulative impacts.
- The prospective applicant has established a building line that mirrors the Swifthall office buildings.
- There will be no office carparking in the development description of the proposed development.
- The existing temporary carparking is part of the construction site works.
- **Planning Authority's Comments:**
- The prospective applicant is to address the building line of the proposed development.

3. Residential Standards

- **ABP Comments:**
- The prospective applicant is to address the PA's comments in relation to the gap between Block 2 and 3 and the separation distance between Block 1 and 2.
- Address any failures in daylight/sunlight and provide details on any compensatory measures.
- The daylight/sunlight report is to be comprehensive at application stage.
- **Prospective Applicant's Comments:**
- The prospective applicant will rerun the daylight analysis having regard to any amendments made prior to lodging an application.
- **Planning Authority's Comments:**
- The prospective applicant is to address the daylight performance of the courtyard area.

4. Existing Residential Amenity

- **ABP Comments:**
- The prospective applicant is to have consideration for the impact of the gable windows on the gardens at Cedarview.

- Address requirements in relation to airport noise.
- **Prospective Applicant's Comments:**
- The prospective applicant will address the above at application stage.
- **Planning Authority's Comments:**
- No further comments.

5. Transport

- **ABP Comments:**
- The prospective applicant is to have consideration for the PA's comments in relation to carparking, the provision of carparking for creche staff and the reduction in the number of visitor cycle parking spaces.
- **Prospective Applicant's Comments:**
- The prospective applicant can address the issues raised.
- Have looked at data in relation to car ownership in the area, which works out at one per unit.
- **Planning Authority's Comments:**
- The prospective applicant is to have consideration for the provision of cycle parking.
- The PA seeks to encourage a modal shift.
- The PA seeks good-quality cycle parking.

6. Trees/Environmental Screening

- **ABP Comments:**
- The prospective applicant is to ensure that the application documentation correlates.
- **Planning Authority's Comments:**
- No further comments.

7. Site Services / Flood Risk

- **ABP Comments:**
- No further comments.

Prospective Applicant's Comments:

- No pump station is to be included at application stage.
- The prospective applicant will engage further with the PA to address any issues.
- **Planning Authority's Comments:**
- No further comments.

8. Any other matters

- **ABP Comments:**
- No further comments.
- ABP's opinion will have regard to documentation submitted at pre-application stage only.
- **Prospective Applicant's Comments:**
- The Prospective Applicant welcomes further engagement with the PA.
- **Planning Authority's Comments:**
- The PA is open to engaging further with the prospective applicant on the TPO.

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
December, 2021