



An
Bord
Pleanála

Record of Meeting ABP-311280-21

Case Reference / Description	284 no. Build to Rent apartments, creche and associated site works. Northwood Crescent, Santry Demesne, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th October, 2021	Start Time	02:00 pm
Location	Via Microsoft Teams	End Time	02:50 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Paul McCarthy, Kategale Limited
John Gannon, Tom Phillips + Associates
Linda Colleran, Tom Phillips + Associates
Michael O' Carroll, MOLA Architecture
Sebastien El Haik, MOLA Architecture
Joe Gibbons, Waterman Moylan
Luke Meehan, Áit Urbanism + Landscape Ltd

Representing Planning Authority

Malachy Bradley, Senior Planner
David Murray, A/Senior Planner
Hugh O'Neill, Senior Executive Planner
Niall Thornton, Executive Engineer
Anna Marie Meagher, 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 **30th September, 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 **3rd September, 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 for the site to include, inter alia:**
 - **Design along Northwood Road (east) and roof profile**
- 2. Schools & Noise Assessment.**
- 3. Tree Protection**
- 4. Traffic and Transport**
- 5. Any Other Business.**

1. Development Strategy for the site to include, inter alia: Design along Northwood Road (east) and roof profile.

ABP Comments:

- The design response along the Northwood Road and the roof profile of the buildings.
- The sunlight/daylight analysis, justification for proposals which come under the 2% ADF's, no shadow cast drawings on the open space existing residential dwellings, further information required at application stage.
- It will need to be clear what criteria is being applied at application stage, identify where there are shortcomings and any mitigation measures proposed.
- Section 3.2 of the urban development & building height guidance should be addressed.

Planning Authority's Comments:

- Further work is to be done on daylight/sunlight analysis. A high-quality design would ensure the BRE/BS standards can be achieved, and the design should reflect this.
- No further comments on the design of the apartments.

Prospective Applicant's Comments:

- A focused daylight/sunlight analysis will be submitted at application stage, cognisant of BRE guidance which will be addressed.
- Work has been carried out in the interim in relation to daylight/sunlight, the open space located to the west and the central open space located to the south positioned to maximise light to these areas.
- An individual assessment will be done on each of the apartments.
- Comments regarding vertical emphasis are taken on board.

2. Schools and Noise Assessment

ABP Comments:

- The lands are located in a Dublin Airport noise Zone D, ensure a noise assessment is carried out and submitted at application stage.
- PA have requested the submission of a school's assessment to address any capacity issues.

Planning Authority's Comments:

- Impacts on the existing schools within the area is becoming an issue as there is a lot of development in the area.

Prospective Applicant's Comments:

- Both acoustic and school needs assessments will be submitted at application stage, details are being finalised.

3. Tree Protection

ABP Comments:

- There is a Tree Protection Order (TPO) onsite, this should be indicated on the plans submitted and clarity should be provided as to what trees are covered under this order.
- The TPO is not referenced in the current statutory plan, although it appears to come under the old Planning and Development Act ('63).

Planning Authority's Comments:

- A historical Tree Protection Order is in place for the area of Santry Demesne.
- Further information is required in relation to the Tree Report, impact statement, and protection plan.
- Onsite meeting with the applicant's arborist to be explored.
- 716 tree to the south (beech tree) should be retained.
- Will look into seeing if the Protection Order is available and share with the applicant. Subject TPO pre-dates the establishment of Fingal Co. Co.

Prospective Applicant's Comments:

- The trees do not appear to be individually tagged within the development plan.
- It does not appear that tree No 716 can be retained.
- An onsite meeting can be facilitated with the PA.

Further ABP Comments

- The status of the TPO should be clarified. If there is a TPO in place the trees may not be able to be removed.
- In addition to the TPO being clarified/addressed, development plan objectives relating to tree preservation should be addressed at application stage.

4. Traffic and Transport

ABP Comments:

- Discrepancy around parking figures within the documentation submitted, ensure all documents correlate at application stage.
- Additional comments from Transport Section including creche drop of parking, allocation of parking in the basement and design of the basement access.

Planning Authority's Comments:

- Scope to provide temporary surface level car parking prior to the introduction of Metrolink.
- Welcome a reduced standard of parking however a balance still needs to be reached and the reduction is too much.
- The ramp of the podium car park requires further information including details of the cyclists use.
- The car parking spaces should be reserved for residential use, currently a high number seem to be proposed for commercial parking.
- An overall parking strategy should have regard to the use of parking in the retail etc and the commercial parking should be removed from the basement.

- Set down area for the creche should be of a high standard which avoids reverse manoeuvres and gives cognisance to Tusla framework standards.

Prospective Applicant's Comments:

- There are 142 parking spaces proposed broken down into 90 residential spaces and 52 commercial spaces.
- There is a high-quality public transport and quality vehicle corridor existing in the area.
- The car parking allocation will be managed under the BTR scheme.
- There are Go Car spaces in close proximity which could serve the development.

5. Any Other Business

ABP Comments:

- Clarity in relation to the pumping station to serve the proposed development.

Prospective Applicant's Comments:

- The proposed developments drainage goes to the North Fringe sewer.

Planning Authority's Comments:

- It should be clearly identified in the application documentation what is public accessible open space and what is communal open space.
- Older children play provisions should be further considered.

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