



Case Reference / Description	677 no. residential units (266 no. houses, 411 no. apartments), creche and associated site works. Lands to the south of Rathbeale Road, Mooretown, Swords, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	19 th October 2021	Start Time	14:30
Location	Remotely via Microsoft Teams	End Time	15:50
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Susan McClafferty, Gannon Properties
Pamela Gill, Director, CCK Architects
James Kelly, Architect, CCK Architects
Richard Miles, Waterman Moylan Consulting Engineers
Linda Doyle, Doyle + O'Troithigh Landscape Architects
Eva Bridgeman, Downey Planning

Representing Planning Authority

Hugh O'Neill, Senior Executive Planner
Eugenia Thompson, Executive Planner
Malachy Bradley, Senior Planner
Annamie Pretorius, Senior Exec Architect

Phillip Grobler, Senior Exec Engineer
Linda Lally, Senior Exec Engineer
Annamarie Meagher, Executive Parks Supt

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 15th October 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 21st 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, inter alia, communal & public open space, urban design response to the WDLR, typology.**
- 2. Traffic & Transport, inter alia, permitted road F20A/0096, DMURS compliance, car parking strategy**
- 3. Residential Amenity.**
- 4. Any Other Matters.**

1. Development Strategy, inter alia, communal & public open space, urban design response to the WDLR, typology.

• ABP Comments:

- ABP representatives acknowledge that phase 1 and 2 of the overall development are permitted and works has commenced on site.
- The prospective applicant is asked to respond to the issues raised in the PA submission, the treatment of the open space onto the link road, the treatment of the main street and boulevard, the non-residential units in the village centre and open spaces.
- The prospective applicant is to provide further details on the treatment of the proposal in the context of the Swords Western Distributor Link Road (WDLR).
- Provide clarity at application stage on the character areas and the materiality of the proposed development.
- Compliance with the 12 criteria for good urban design is highlighted
- The proposal can support a large community for Swords and the urban design response should be of a high-quality.
- Provide clarity at application stage in relation to the non-retail uses of the village centre and the zoning.
- Provide clarity on the quantum of open space in the context of the development plan requirements.
- Ensure the open space delivered is functional.

• Planning Authority's Comments:

- The PA had anticipated further engagement on the layout of the site following the Section 247 meeting.
- Did not get a full sense of the 3-dimensional nature of the proposal. The comments from the Architect's office are referenced.
- The prospective applicant is to provide further detail on the public space calculations.
- It is positive that hedgerows are being retained but there is a linear feel to the nature trails and associated open space.
- The prospective applicant is to provide a breakdown of the provision of play equipment in the public spaces.
- The PA has concerns in relation to the open space layout and the removal of hedgerows and a site inspection would be advised.
- Provide further details of the interface with Abbeyvale Court's open space.
- The prospective applicant is to refer to the 247 meeting minutes and the PA's Opinion submitted at pre-application stage in relation to the urban design.
- Some of the proposed communal areas do not fully function as communal spaces as bike spaces and bins are included in these areas.
- The PA has concerns in relation to overlooking and overshadowing.
- The streetscape is critical to the success of the overall development.

• Prospective Applicant's Comments:

- The prospective applicant is approaching the scheme holistically in relation to the provision of new, quality spaces, the linear approach will provide additional complimentary open space.

- Acknowledges the importance of the hedgerows on the proposed development site and included a breakdown and quality of the hedgerows on the site.
- Seeks to create quality, green infrastructure corridors.
- There will be a civic space associated with the school.
- Can liaise with the PA in relation to the play area provision.
- 60% of hedgerows on the proposed development site are to be retained.
- 6 of the 13 trees to be removed are dead. The remaining trees are Category C.
- Duplex units are on the south side of the street. Only 2 small blocks have an external stairway and these are considered justified.
- The prospective applicant will provide further detail on the public spaces and semi-private spaces at application stage.
- Will liaise further with the PA in relation to the crossing points.
- The open space onto the WDLR will provide a soft buffer for the overall development.

2. **Traffic & Transport, inter alia, permitted road F20A/0096, DMURS compliance, car parking strategy**

• **ABP Comments:**

- The prospective applicant is to provide further detail of the treatment, DMURs compliance and the phasing and delivery.

• **Planning Authority's Comments:**

- The WDLR is now a capital works programme and it is hoped the delivery to the south will be soon.
- A public realm survey is currently being undertaken for Swords with an overarching objective to look at the modal shift.
- The PA encourages the shift to sustainable travel modes.
- The provision of permeable links is key and bicycle parking is important.
- The PA would like to see more self-contained bicycle parking.
- Seeks to ensure that the proposed development is sustainable and future proofed.
- The provision of a cycle link on the Brackenstown Road into Swords is anticipated.
- The focus is on improving cycle and pedestrian links in this area.

• **Prospective Applicant's Comments:**

- Additional transport capacity is not required.
- The prospective applicant acknowledges that the modal shift change is important and strongly supports the transition to green modes.
- Does not currently have the timeframes for the WDLR. It is currently out for tender but will not be too long.
- Will provide further detail on the parking provision at application stage.
- Will have consideration for the PA's comments in relation to cycle and pedestrian links in this area.
- Will have further discussions with the PA in relation to the LAP infrastructure requirements.

3. Residential Amenity

- **ABP Comments:**

- A Community & Social Infrastructure Audit should indicate facilities.
- The uses proposed in the village centre should be clearly stated.
- The communal open space for the apartments should not overlook the proposed houses to the north.
- Ensure the apartments do not overshadow those proposed dwellings to the north.

- **Planning Authority's Comments:**

- A long-term vacancy would damage the residential amenity of the area.

- **Prospective Applicant's Comments:**

- The community and social infrastructure audit will be updated for application stage.
- The prospective applicant will ensure a viable, active use with active frontages along the village centre.
- The slope is consistent on the proposed development site. Will demonstrate how this is dealt with at application stage.
- Photomontages that include key views will be submitted at application stage.

4. Any Other Matters.

- **ABP Comments:**

- The prospective applicant is to refer to the comments in the Irish Water submission.

- **Planning Authority's Comments:**

- The solution to the downstream constraint (storm tank) is subject to a current planning application.
- The PA emphasises the importance of the character areas and place making.
- Provide clarity on the parent permission and any amendments.

- **Prospective Applicant's Comments:**

- A decision is expected in the coming weeks on the current planning application. Extensive consultations have been carried out.
- The prospective applicant seeks to address every item that has been raised and seeks to actively engage with the PA before lodging the application for the proposed development.
- Query the inclusion of amendments to Phase 2 already permitted.

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