



Case Reference / Description	593 no. student bedspace accommodation and associated site works. Shanowen Business Centre and Kaybee House, Shanowen Road, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	19 th November, 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:15 am
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Leslie Fitzpatrick, Ravenshire Ltd
Patrick Ryan, O'Reilly Hyland Tierney & Associates
Garrett Keane, COADY
Luise Volschenk, COADY
Sean Cassidy, Mitchell + Associates
Feargus Cassidy, Mitchell + Associates
Mark Killian, OCSC
Patrick Raggett, OCSC
Ian Livingstone, John Spain and Associates
John Spain, John Spain and Associates
Esther Kleise, 3DDB

Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
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Ronan Murphy, Executive Planner
Roisin Ni Dhubhda, Executive Planner
Kieran O'Neill, Senior Executive Landscape Architect

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 **20th 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 **23rd 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. Impact on Visual Amenity, *inter alia*, (CGIs) and design & layout**
- 2. Impact on Residential Amenity, *inter alia*, daylight & sunlight, design of open space**
- 3. Development potential of adjoining sites**
- 4. Irish Water Submission**
- 5. Traffic & Transport**
- 6. Any Other Business**

1. Impact on Visual Amenity, inter alia (CGI's) and design & layout

ABP Comments:

- The documentation submitted requires further detail as to how the proposals will fit in with the streetscape and the overall impact on the surrounding area.

Planning Authority's Comments:

- Useful to provide CGI's closer to the existing Garda Station, the opposite side of the road including the intersection with Shanowen Crescent and Crestfield Drive to the rear of the site.
- Further articulation in relation to the east-west elevations are required, setback of upper floors.
- The applicant should be cognisant of the positioning of telecom masts on the roof of the opposing development that has been recently approved.

Prospective Applicant's Comments:

- Acknowledge PA opinion submitted, additional viewpoints can be provided at application stage.
- The design proposed fits in with the evolving streetscape of Shanowen Road.

2. Impact on Residential Amenity, inter alia, daylight & sunlight, design of open space.

ABP Comments:

- Note the references in submitted documents to profound effects on neighbouring property even with measures, each individual impact and its mitigation and conclusions will need to be detailed at application stage.
- The upgrades proposed to the street would need to be included in the applicants redline, agreement to be sought with the PA on this matter and full details provided.

Planning Authority's Comments:

- It is proposed to remove trees along the public road, these should be retained.
- Note impact on Shanowen Road compensatory green planting should be considered.
- Scope to explore enhancing the screening to the boundary, additional sections should also be submitted to demonstrate this.
- The applicant could explore the opportunity of using the roof as an area of open space to serve the scheme.

Further ABP Comment

- The treatment of the site's frontage needs to facilitate pedestrian movement along public footpath with suitable priority over the access to any private properties

Prospective Applicant's Comments:

- Given the category and condition of the existing trees it is proposed to remove and replace those on Shanowen Road, the design team are exploring the best options and upgrades to the footpath area.
- Further discussion will be sought with the PA to discuss street upgrade proposals.

- The management company do not consider the roof terraces are an option for student accommodate.

3. Development potential of adjoining sites.

ABP Comments:

- Impacts in relation to the existing access and on 3rd party movements as a result of the development will need to be considered.

Planning Authority's Comments:

- Take the PA report as read, the applicant should address all concerns flagged.
- There is potential of connectivity to remain for future access into the Dublin City recycling, adjacent to the site.

Prospective Applicant's Comments:

- Comments raised by ABP and the PA's report can be fully addressed at application stage.

4. Irish Water Submission

ABP Comments:

- Potential upgrades required to serve the proposed development have been highlighted in IW's submission.

Planning Authority's Comments:

- No additional comments.

Prospective Applicant's Comments:

- There is ongoing dialogue with IW, timelines, costings and scoping details will be provided.

5. Traffic & Transport

ABP Comments:

- Any consents required in relation works along the public road will need to be sought and letters/ agreements submitted at application stage. Pedestrian movement requires priority.
- There appears to be a conflict in relation to the access route and the amenity areas.

Planning Authority's Comments:

- Management and servicing of the operation on site is a key factor.
- Occasional drop off to across open space areas may be acceptable in a controlled manner.
- Any public realm works would have to be done in agreement with the PA.

Prospective Applicant's Comments:

- Servicing, waste collection and emergency access takes place within the development itself, not on the public road.
- The need for a car is limited on this site, therefore, this limits the need for servicing, however an occasional drop off and delivery is proposed through the site, further details will be provided at application stage.
- Provision of laybys is to be carried out through a different application process.

6. Any Other Business

ABP Comments:

- Nothing further.

Planning Authority's Comments:

- Further work to be carried out into improving permeability of the site and the southern boundary potential link.

Prospective Applicant's Comments:

- On the boundary drawing it will be highlighted where potential future connections could be facilitated.

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.

Stephen O'Sullivan
Assistant Director of Planning
December, 2021