



Case Reference / Description	Demolition of existing public house, construction of 145 no. apartments, creche and associated site works. The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	17 th November, 2021	Start Time	2:30 pm
Location	Via Microsoft Teams	End Time	3:45 pm
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:

Margaret Commane, Hughes Planning & Development Consultants
Kevin Hughes, Hughes Planning & Development Consultants
Ger Harris, Hughes Planning & Development Consultants
Max O'Flaherty, AOF Architects
John Casey, CORA Consulting Engineers
Sean Cassidy, Mitchell + Associates
David Casey, JBA Consulting
Bryan Deegan, Altemar Environmental Consultants
Michael Savage, Applicant representative

Representing Planning Authority

Malachy Bradley, Senior Planner
Hugh O'Neill, Senior Executive Planner
Niall Thornton, Executive Engineer

Eugenia Thompson, Executive Planner
Carmel Brennan, Senior Architect
Gemma Carr, Senior Executive Parks Superintendent
Damien Cox, Executive Engineer

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 **21st 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 **24th 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. Conservation Impact Assessment, *inter alia*, visual assessment, location of the site and the Swords Masterplan 2009**
- 2. Design and Layout**
- 3. Traffic & Transport, *inter alia*, provision of link road, bicycle parking & design**
- 4. Impact on Residential Amenity**
- 5. Flood Risk Impact Assessment**

6. Ecological Issues

7. Any Other Matters.

1. Conservation Impact Assessment, *inter alia*, visual assessment, location of the site and the Swords Masterplan 2009.

ABP Comments:

- The architectural conservation impact assessment is not detailed and should be linked to a landscape visual impact assessment.

Planning Authority's Comments:

- The impacts on the Main Street are still a concern and knock-on implications due to the differences in design choices proposed.

Prospective Applicant's Comments:

- The commentary from the inspector's report of the previous February 2020 scheme is noted, a landscape visual impact assessment, photomontages and further CGI's are to be prepared and submitted at application stage.
- The key difference between the previous scheme and the proposed is along Church Road, there is a setback which widens the view corridor of the site.
- A meaningful civic plaza of about 630 square metres is proposed which addresses the Swords Masterplan 2009.
- Building A has been recessed by about 5 metres.
- Overall, the building footprint is smaller, and the setbacks have been made in the key areas.

2. Design and Layout

ABP Comments:

- The alterations to the proposed development is acknowledged.
- The PA submission has raised concern in relation to the scale and mass of some of the buildings.

Planning Authority's Comments:

- Available to discuss the level changes across the site to the park with the applicant further prior to submission of an application as this is a critical element that should be delivered.
- The height and massing of building C onto the park is not appropriate, scope to take a similar approach as to what has been proposed for buildings B and D.
- Further consideration for the elevational treatment of the urban context and town context.

Prospective Applicant's Comments:

- There is scope to accommodate the PA's suggestion in relation to building C.
- Visualisations will be provided of Forest Road from the Building Corner.

- Considerable efforts have been taken to ensure the level differences across the ground will work with the proposals.

3. Traffic and Transport, *inter alia*, provision of link road, bicycle parking and design.

ABP Comments:

- Clarity in relation to upgrades, part 8/ possible CPO procedure proposed.

Planning Authority's Comments:

- The set down area to serve the creche facility will need to be identified on the documentation.
- Further detail is required in relation to the access ramp for cars/bikes including clearance heights and safety.
- In relation to parking spaces, it is recommended 5-meter-long parking bays with 2.5-meter width for spaces, cognisant of space and access to child car seats.
- The development should facilitate works that can be progressed further.
- There is a watercourse proximate to Church Street.
- In relation to upgrades to the road would be carried out through a part 8, the proposals are still at a preliminary stage.

Prospective Applicant's Comments:

- PA comments raised within the opinion submission are noted.
- In relation to the Church Road linkage/upgrade the proposals have been offset a lot from the northern corner of the site so that they could facilitate a type of bridge.
- The design proposals are cognisant of possible upgrades in the future to allow as much flexibility as possible.
- The slope of the ramp is quite flat and will be capable of also accommodating bikes as well as cars.

Further ABP Comments

- Note the long term objective of the council regarding road links and a possible bridge near the site. The proper planning of the area would not be served by preventing the sustainable development of a town centre site on the basis of roads proposals that have not progressed over a lengthy period.

4. Impact on Residential Amenity

ABP Comments:

- Further details required at application stage such a full Daylight/sunlight assessment referencing BRE guidance and compensatory measures in relation any undue impacts on adjoining residents.

Planning Authority's Comments:

- Take the PA opinion submitted as read.

Prospective Applicant's Comments:

- A full daylight/sunlight assessment will be included, adjoining residents will be taken into consideration, confident there will not be any knock-on effects.

5. Flood Risk Impact Assessment

ABP Comments:

- Technical details to be discussed further between the PA and the prospective applicant.
- The location of the swale at the rear of Building C.

Planning Authority's Comments:

- Possibility of the swale attracting antisocial behaviour without appropriate overlooking.
- Scope to work alongside the applicant's landscape architect in relation to the riparian corridor.
- Cognisance of the material submitted at application stage being presented in a more simplistic manner to assist 3rd parties.

Prospective Applicant's Comments:

- Swale is located in flood zone C, working alongside the Fingal green-blue infrastructure document.
- Confident the development will pass the justification and scenario testing when it has been carried out.
- There are a number of apartments and the creche that would provide passive surveillance to the swale area.

6. Ecological Issues

ABP Comments:

- Ensure further detail is included within the NIS including surface water mitigation and any impacts in relation to tree removal and their species.

Planning Authority's Comments:

- Culverting and works to the stream should be further detailed at application stage.

Prospective Applicant's Comments:

- All details will be addressed at application stage.

7. Any Other Matters

ABP Comments:

- Any further items not raised as part of the agenda can be flagged for discussion.

Planning Authority's Comments:

- Details in relation to the SuD's and Swale require further clarity.

- Inland Fisheries Ireland and Office of Public Works refer for discussion about River proximate to the site.

Prospective Applicant's Comments:

- No further comments.

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