



An
Bord
Pleanála

Record of Meeting ABP-311696-21

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|-------------------------------------|--|--------------------------|-------------|
| Case Reference / Description | 154 no. apartments and associated site works. Lands at Ballymastone (North-West of the intersection of New Road and the Donabate Distributor Road, Donabate, Co. Dublin. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 3 rd December 2021 | Start Time | 10:00am |
| Location | Remotely via Microsoft Teams | End Time | 11:15am |
| Chairperson | Stephen O'Sullivan | Executive Officer | Helen Keane |

Representing An Bord Pleanála:

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| Stephen O'Sullivan, Assistant Director of Planning |
| Karen Hamilton, Senior Planning Inspector |
| Helen Keane, Executive Officer |
| David Behan, Executive Officer |

Representing Prospective Applicant:

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| Margaret Commane, Hughes Planning & Development Consultants |
| Kevin Hughes, Hughes Planning & Development Consultants |
| Ger Harris, Hughes Planning & Development Consultants |
| Ralph Bingham, Mola Project Architects |
| Sebastien El Haik, Mola Project Architects |
| Joe Gibbons, Waterman Moylan Engineers |
| Emma Caulwell, Waterman Moylan Engineers |
| Mark Hammond, Aecom Landscape Architects |
| Daibhi Mac Domhnaill, Cairn Homes |
| Aidan McLernon, Cairn Homes |
| Lianna Slowey, Cairn Homes |

Representing Planning Authority

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| Malachy Bradley, Senior Planner |
| Bernadette Quinn, Senior Executive Planner |
| Linda Lally, Senior Executive Engineer |
| Philip Grobler, Senior Executive Engineer |
| Gemma Carr, Senior Executive Parks Superintendent |
| Damien Cox, Water Services |

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 November 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 19th October 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, integration with adjoining permitted development, interaction with the New Road, design and layout, density, open space
2. Impact on Visual Amenity, inter alia, Draft LVIA, Photomontages
3. Drainage & Water
4. Traffic & Transport
5. Any Other Matters

1. Development Strategy, *inter alia*, integration with adjoining permitted development, interaction with the New Road, design and layout, density, open space

• ABP Comments:

- The prospective applicant is to provide the rationale for the location of Block A.
- Provide further detail on the treatment of the main road.
- Provide further detail on the podium parking.
- It was difficult to assess the visual impact of the proposed development as there were no photomontages provided.
- The prospective applicant is to address the situation of the blocks on the site.
- The PA has raised concerns in relation to the density.
- The prospective applicant is to address the open space layout, location and quantum.
- Clarify any compliance issues regarding the core strategy.
- Query over the lands ownership along the west, the potential for disamenity if left idle

• Planning Authority's Comments:

- The site is an outer suburban, greenfield location.
- The PA has concerns regarding the density due to the highly sensitive landscape.
- Height is a key issue, with the proposed development site on the edge of a town.
- A simple drawing on the open space is required.
- The prospective applicant is to have consideration for moving the Sustainable Urban Drainage Systems (SUDs) to make the open space more usable.
- The prospective applicant is to ensure there are clear distinctions between the public and private open space.
- The layout of the open space is acceptable in principle.
- The prospective applicant is to ensure that there is no gravel path in the public space.
- The PA is happy to engage further with the prospective applicant on the above comments.
- The PA is currently preparing the Chief Executive's draft of the development plan.

• Prospective Applicant's Comments:

- The strip of land between the permission and the proposed development is owned by the PA.
- The prospective applicant will include photomontages at application stage.
- The proposed development is mindful of national policy guidance.
- The proposed development is well served by existing transport services.
- The site is suitable for the higher built form element.
- The playground will be moved slightly from its current proposed location.
- The proposed development site has a lot of green space and has strong linkages back to Donabate, with pedestrian and cycle routes.
- Concerns regarding overlooking can be handled by screening and landscaping.
- The parkland will be a strong feature in the proposed development site.
- The prospective applicant will have further consideration for massing, elevations and the boundary treatment.
- There has been a focus on permeability through the green spaces.

- The prospective applicant will provide additional detail on the duplexes at application stage.
- A small portion of the podium will be visible, but this will be well landscaped.
- FCC own the lands and have been approached to see if they will agree to the integration of the small strip of land

Further ABP Comments

- Note pa's comments regarding the site as outer suburban. The distance from the site to the town centre and railway station would be factors to determine and the applicable policies on density the under the 2009 sustainable urban residential guidelines and section 2.4 of the 2020 apartment design guidelines.

2. Impact on Visual Amenity, *inter alia*, Draft LVIA, Photomontages

ABP Comments:

- The prospective applicant is to include photomontages at application stage.
- The submitted Landscape Visual Impact Assessment is unfinished.

Planning Authority's Comments:

- The proposed development site is a highly sensitive corner site onto important roads and is very prominent on approach.
- The proposed development site has a highly sensitive landscape.
- The urban appearance of the proposed development is more suited to a town centre location.
- The massing and height are excessive at this location.

Prospective Applicant's Comments:

- The proposed development site is in an area with a changing context and is at a prominent, gateway location.
- The detail to be provided at application stage will alleviate concerns over the visual impact.

3. Drainage & Water

ABP Comments:

- Irish Water's submission highlighted issues with the pumping station.
- The PA has raised concerns in relation to the groundwater flooding.

Planning Authority's Comments:

- The PA does not have any major comments on SUDs.
- The prospective applicant is to provide more detail on the location of the underground services.
- Submit a method statement on a cut and fill proposal is required.

- **Prospective Applicant's Comments:**
- There is some groundwater and standing water on the proposed development site, this will be further examined for the application stage.
- The water table impact on SUDs will be assessed.

4. Traffic & Transport

- **ABP Comments:**
- The prospective applicant is to provide clarity on the creche set down area.

- **Planning Authority's Comments:**
- The prospective applicant is to avoid reverse manoeuvres in the creche set down area.
- The areas of home zones would be better as parking court areas.
- The proposed development will not pose significant difficulties on the existing road networks.

- **Prospective Applicant's Comments:**
- The prospective applicant will have up to date traffic assessments at application stage.
- Will assess the home zone area.
- Will seek the letter of consent for developing the cycling infrastructure.

5. Any other matters

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

- **Planning Authority's Comments:**
- No further comments.

- **Prospective Applicant's Comments:**
- The prospective applicant will engage with the PA on the Part V requirement.

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