



Case Reference / Description	236 no. apartments, creche and associated site works. Lands at Greenhills Road, Tallaght, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	14 th January 2022	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:00 am
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Andy Fitzsimons, FDA Consulting
Kevin Hughes, Hughes Planning & Development Consultants
Christopher Browne, Hughes Planning & Development Consultants
Maciej Skiba, Cunnane Stratton Reynolds Land Planning & Design
William Power, C+W O'Brien Architects

Representing Planning Authority

Eoin Burke, Senior Planner
Jim Johnston, Senior Executive Planner
Colm Maguire, Assistant Planner
Graham Murphy, Senior Executive Engineer
Brian Harkin, Senior Executive Engineer

Ronan Toft, Assistant Engineer
Fionnuala Collins, Assistant Parks Superintendent

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 24th 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 26th 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. Land use and Development Principle, including compliance with the Tallaght Town Centre LAP.**
- 2. Design and Layout, including:**
 - Height and density
 - Open space and permeability
 - Residential amenity
- 3. Access and Transport**
- 4. Drainage**
- 5. Any Other Business**

1. Land use and Development Principle, including compliance with the Tallaght Town Centre LAP.

ABP Comments:

- Further clarity is required in relation to the tenure proposed in the scheme, whether for a BTR or BTS scheme. There will need to be consistency within the application documentation.
- The lands are subject to the Re-gen zoning. Clarity is required in relation to the intent of the urban function identified for this neighbourhood within the LAP.
- The applicant should ensure that application documentation refers to the final adopted LAP.

Prospective Applicant's Comments:

- It is proposed there will be a mix of BTR and BTS (split 60% : 40%)
- LAP Objective GH1 is a sector wide objective. It is not considered that the development proposals conflict with the objective.
- Previously permitted commercial developments on the site were not viable.

Planning Authority's Comments:

- The county development plan zones the lands as Regen. The more recent 2020 LAP (page 65) sets out the land use mix and the urban function and 5 key objectives for the Greenhills area, in particular GH1 – intensification of use to higher value communal and employment uses.
- In principle, residential use is not an issue however compliance with the objective will need to be further demonstrated at application stage.

2. Design and layout

ABP Comments:

- Address PA concerns regarding height and density. A strong argument should be presented to over-ride the recently adopted LAP.
- Demonstrate further how the site fits in with the local area.
- Describe the design rationale for the public plaza / open space.
- Clarification in relation to the ownership of the Astro Park.
- Residential amenity, including internal amenity space, should be further detailed.
- Daylight/sunlight assessment should be complete and comprehensive, and detail fully areas of compliance and or non-compliance with relevant guidance.
- Clarification to be provided regarding the servicing of commercial units.

Prospective Applicant's Comments:

- The proposed height is architecturally appropriate for the site context. The design process pre-dates the adoption of the LAP and has regard to the planning history on the site.
- The tall element takes into consideration the opposing permitted scheme and it creates a starting point for development along Greenhills Road. Further justification will be submitted at application stage.

- The positioning of the open space was designed to link to Bancroft Park and maximise light. It can facilitate a link to lands to the east.
- The Astro Park is zoned as open space but is in private ownership.
- The relevant value for internal BTR amenity space comprises 284-sq.m. or 3-sq.m./unit.
- Commercial units will be serviced via the under-croft car park.

Planning Authority's Comments:

- The LAP was recently adopted and is based upon detailed design considerations.
- The development does not provide for significant public gain in order to avail of the additional height flexibility under the LAP.
- Mix use frontage, which is appropriate, should be designed to be useful and attractive. Details of servicing arrangement should be provided.

3. Access and Transport

ABP Comments:

- There is a lack of detail in relation to the proposed northern access route and its capacity to serve the proposed development and existing adjoining development.
- Elaborate on how the scheme can be serviced and accessed, including the creche and commercial units.
- Confirm that the TTA has regard to road network modifications proposed under Bus Connects.
- Justification for the level of cycle parking provision is required, in line with national guidance.
- Ensure that cycle parking provision is accessible and that required operational clearances are achieved.

Prospective Applicant's Comments:

- There is a right of way for the site. A stage 1 safety audit is to be submitted.
- It is intended to use the under-croft car park area as creche set down. The proposed set down area on Greenhills Road will be re-examined.
- Comments in relation to Bus Connects and modifications to the road network are noted and will be explored further.

Planning Authority's Comments:

- The width and design of the existing northern access road does not appear amenable to accommodating access to the proposed development.
- The Bus Connects project proposes to alter the junction with Greenhills Road.
- The original assessment of parking was based on a BTS scheme. Parking still seems short based on the proposed tenure split. Rationale to be submitted along with any mitigation measures proposed.

4. Drainage

ABP Comments:

- Address the constraints in relation to the foul drainage network identified by Irish Water.

Prospective Applicant's Comments:

- Flow balancing proposals have been submitted in line with the Confirmation of Feasibility.
- Meeting held with the PA Water Services department to discuss surface water drainage and SuDS options. Agreed that rainwater harvesting was not viable on this site.

Planning Authority's Comments:

- Report to be taken as read.

5. Any Other Business

ABP Comments:

- Clarity as to when the S247 meeting held between applicant and PA.
- Any matters for discussion not raised as agenda headings can now be brought forward for discussion.

Prospective Applicant's Comments:

- S247 meeting was held 11th December 2020.

Planning Authority's Comments:

- The level of contravention of the provisions of the LAP in this case is significant.
- 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
January, 2022