



Case Reference / Description	Preservation of Auburn House (a Protected Structure) and stables as 1 no. residential dwelling, conversion of stables to provide storage space for Auburn House, construction of 368 no. residential units (87 no. houses, 281 no. apartments), creche and associated site works. Lands at Auburn House (Protected Structure), Little Auburn and Streamstown, Off Malahide Road and Carey's Lane, Back Road, and Kinsealy Lane, Malahide, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	25 th January 2022	Start Time	02:00 pm
Location	Remotely via Microsoft Teams	End Time	03:30 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:

Susan Mc Clafferty, Kinwest (Applicant)
Jack O'Beirne, Kinwest (Applicant)
John Downey, Downey Planning
Donal Duffy, Downey Planning
Michael Crowe, CCK Architects
Kieran Murray, CCK Architects
Linda Maher, The Big Space
David Averill, Sheehan & Barry
Andy Worsnopp, The Tree File

Representing Planning Authority

Sean Walsh, Senior Executive Planner
Kathy Tuck, Executive Planner
Helena Bergin, Conservation Officer
Mark Finnegan, Parks Superintendent
Niall Thornton, Executive Engineer
Daragh Sheedy, Executive Engineer

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 29th 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 2nd November 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 built heritage, inter alia, design and layout,**
- 2. Daylight & Sunlight Assessment**
- 3. Drainage, inter alia, SuDS and attenuation**
- 4. Ecology, inter alia, entrance and tree removal**
- 5. Any Other Business**

1. Impact on built heritage, inter alia, design and layout.

• **ABP Comments:**

- CGI's and visuals submitted require improvement to better address the impacts on Auburn House.
- The reasons for refusal for the previous application (ABP 309907-21) are acknowledged.

• **Planning Authority's Comments:**

- There is still a concern in relation to proposed blocks 4 and 5 to the north, these type blocks would be more appropriate to a city centre location not at the site location, they are incorrectly designed for this area.
- Placement of block 7 is also a concern.
- Scope to look further at landscaping of the creche drop off and pumping station.
- The CGI's do not appear to be true to form, further scope to work on this prior to submitting a full application to the Board.
- The IW infrastructure and fencing around the pumping station should be sensitive to the location and should include appropriate landscaping.

• **Prospective Applicant's Comments:**

- As part of the proposals the attenuation area has been removed in front of the houses.
- Significant improvements have been made to the field of view from Auburn House and its setting.
- A detailed protection plan will be instigated, the detailed design on the surrounding gate will be addressed further at application stage.
- PA comments are noted in relation to planting screening this can be looked into in more detail.

2. Daylight & Sunlight Assessment

• **ABP Comments:**

No corresponding maps with ADF figures have been submitted as part of the pre-application documentation.
Further clarity on the sunlight/daylight assessment for communal amenity areas etc

• **Planning Authority's Comments:**

- No comments to raise the applicant should ensure all items flagged in the report submitted are addressed at application stage.

• **Prospective Applicant's Comments:**

- ABP's comments in relation to ADF figures are noted, a numeric analysis is also to be submitted at application stage.

3. Drainage, inter alia, SuDS and attenuation

- **ABP Comments:**

- Any issues of a technical nature maybe further discussed between the applicant and the PA prior to submission of an application to the Board.

- **Planning Authority's Comments:**

- Promotion of nature base solutions in relation to SuDS.
- Any deviation would need to be rationalised in a material contravention statement at application stage.
- The wearability and usability of the open spaces including active play area should be further considered as they can be affected by engineering solutions installed in that area.
- Flood attenuation storage location should be demonstrated clearly within the documentation submitted at application stage.

- **Prospective Applicant's Comments:**

- No more then 10% of public open space for SuDS, a justification will be submitted for this at application stage, figures and calculations presented can be clarified with the PA.
- Underground tanks at the apartments are trying to be removed, however it should be noted they will be privately maintained and managed.

4. Ecology, inter alia, entrance and tree removal

- **ABP Comments:**

- The documentation submitted does not clearly demonstrate the current and proposed impacts to the site entrance.

- **Planning Authority's Comments:**

- Option 1 is the most preferrable option as detailed within the documentation submitted by the applicant.
- Impacts of the proposed works to be detailed on the tree protection areas particularly to the northwest, along with impacts to bat habitats and tree foraging.
- Open to further discussion with the applicant in relation to transportation issues

- **Prospective Applicant's Comments:**

- There is right hand turning and lane arrangements prepared for option 1 which can be discussed further with the PA.
- The scheme does not rely on previous survey work, additional studies are being undertaken and will be submitted at application stage.
- It should be noted 39% of the site is consumed by tree constraints.

5. Any Other Business

- **ABP Comments:**

- The site notice should be identifiable on the site location/layout map submitted as part of the application.

- **Planning Authority's Comments:**

- Rationale to be provided in relation to the omission of a community unit/ shop.
- There is a lack of school spaces within the facility therefore an audit should be prepared and submitted as part of the application.

- **Prospective Applicant's Comments:**

- It can be addressed at application stage the feasibility of a shop/ community facilities for the site.

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
February, 2022