



An  
Bord  
Pleanála

**Record of Meeting  
ABP-311896-21**

<b>Case Reference / Description</b>	ABP-311896-21 326 no. Build to Rent apartments, creche and associated site works. Belgard Square East, Belgard Road and Blessington Road, Ravensrock Road, Tallaght, Dublin 24.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	4/02/2022	<b>Start Time</b>	14:30
<b>Location</b>	Held remotely via Microsoft teams.	<b>End Time</b>	15:46
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	David Behan

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
David Behan, Executive Officer

**Representing Prospective Applicant:**

Simon Reader, Applicant
Eoin Conway, Applicant
John Spain, JSA
Meadhbh Nolan, JSA
Bjorn Rosaeg, Henry J Lyons
Clara Seeballuck, Henry J Lyons
Niall Bennett, CS Consulting
Fionnan De Burca, CS Consulting
Andrew Annett, Parkhood

Richard Coleman, City Designer
Darren Carroll, City Designer

### **Representing Planning Authority**

Jim Johnston, Senior Executive Planner
Caitlin O'Shea, Assistant Planner
Eoin Burke, Senior Planner
Brian Harkin, Senior Executive Engineer (Drainage)
Ronan Toft, Assistant Engineer (Drainage)
John Hegarty, Senior Executive Engineer (Roads)
Padhraic McGillicuddy, Executive Engineer (Roads)
Laurence Colleran, Senior Executive Parks Superintendent
Oisín Egan, Executive 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 9<sup>th</sup> September 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 09/11/2021 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 zoning and mix of uses
2. Design and Layout, including Height and density, Open Space, Residential amenity
3. Access and Transport
4. AOB

### **1. Land Use and Development Principle, including zoning and mix of uses**

#### **ABP Comments:**

- The prospective applicant should provide further elaboration regarding compliance with 'TC' Zoning Objective and CDP Policy for the town centre.
- Clarification of the planning authority requirement with regard to the mix of uses sought on the lands.
- Demonstrate that the development will provide for activation of the street frontage of the development.

#### **Prospective Applicant's Comments:**

- The proposed development will allow a reasonable mix of uses, which are permissible within this zone and which will be in keeping with the LAP.
- The site is peripheral to the prime functioning retail core and the Square has permission for further expansion.
- The non-residential units are located at ground level and will provide active footfall. The residential / commercial mix will provide for an attractive streetscape.
- Creating quality, active frontage is the key requirement rather than the quantum of retail uses.
- The proposed development is in the town centre and close to a range of facilities such as schools, etc.
- There are concerns regarding the viability of ground floor retail uses given current vacancy levels in the area.

### **Planning Authority's Comments:**

- The Town Centre zoning objective covers an extensive area.
- Regeneration will change the demand profile of the area.
- The development is broadly in line with the CDP.
- The development is situated beyond The Square Shopping Centre, which may deter potential commercial footfall to the proposed development.
- The viability of retail units is key and they should be appropriately sized.
- The proposed ground floor uses should be fully fleshed out. The calculation of commercial space should not include residential amenity uses.

## **2. Design and Layout. (Height and density, Open Space, Residential Amenity)**

### **ABP Comments:**

- Prospective applicant should provide further detail and rationale in relation to the architectural design strategy, having regard to the provisions of the LAP for this area.
- Clarification sought regarding the public open space including clarification with regard to taking in charge.
- Clarification was sought on the assessment of daylight and of microclimate.

### **Prospective Applicant's Comments:**

- The height of the development is somewhat beyond the bounds of the LAP.
- Significant attention was paid to the design structure and architectural layout in order that the development would not visually interfere with current and future developments.
- Perimeter block layout provides for active frontage and a generous courtyard.
- Proposed heights are in line with national policy and previously approved developments in the area.
- The proposed development has been designed with the end user in mind and their interaction with the surrounding neighbourhood.
- Surrounding road widths facilitate the proposed heights, including a corner tower, which have regard to the criteria set out in the LAP.
- Continuation of the surrounding 6-storey form would lack distinction and be monotonous.
- The LAP provides for flexibility in height.
- The tertiary route is intended as a pedestrian cycle route and not as a public vehicular route.
- Due to the layout of development, there will be little significant overshadowing of other residential units.
- There will be no negative impact on daylight.

- Prospective applicant will take charge of the public open space. The design of the central open space takes account of climatic concerns.
- Acknowledge that the levels of daylight compliance submitted are low. This is subject to further review.
- The assessment of wind climate at private balcony spaces will be reviewed.

**Planning Authority's Comments:**

- There are significant departures from a range of standards set out in the LAP, including height.
- The development is in breach of the LAP and the PA has previously made the prospective applicant aware of this.
- The provisions of the LAP were drafted having regard to the central characteristics of this location.
- The capacity of LUAS to serve all proposed development is already an issue.
- The location of the site on local streets does not justify the proposed heights.
- The prospective applicant should liaise with the management of The Square Shopping Centre, to facilitate pedestrian flow to the centre from the east.
- The LAP intends the tertiary route as a local route, possibly as a homezone.
- Potential for taking in charge of the tertiary route will be examined. Details of taking in charge should be agreed prior to lodgement of an application.

**3. Access and Transport**

**ABP Comments:**

- Clarification sought with regard to the extent of any modifications to the surrounding road or footpath network.
- Revised drawings to be submitted to show existing and proposed kerb lines.
- Prospective applicant to address the concerns of the planning authority regarding the proposed creche parking area and provision of active frontage at this location.

**Prospective Applicant's Comments:**

- No upgrades to existing junctions are proposed.
- BusConnects proposals involve modifications to surrounding roads.
- The development is situated near both LUAS and Dublin Bus stops.
- The creche is located to provide activation to the proposed tertiary route.
- The proposed creche parking layout avoids reversing / turning movements on adjoining roads and the tertiary street / homezone.
- The design and function of the tertiary street will ensure that there is no danger of the access being used as a "Rat Run"
- Consideration has been given to bicycle and pedestrians routes.

### **Planning Authority's Comments:**

- Car parking could be reduced at this location.
- The provision of two adjacent entrances in the sw corner of the site should be reviewed.
- The current LUAS capacity is highly unlikely to be able to deal with increased demand.
- Adequate provision must be given to footpaths and bicycle routes. Footpaths to be taken in charge must be universally accessible.

### **AOB**

### **ABP Comments:**

- An agreed solution to public access should be in place prior to an application being made.
- Have regard to wind values at upper levels.

### **Prospective Applicant's Comments:**

- The concerns of the planning authority regarding the use of attenuation tanks will be reviewed.
- Details of parking will be confirmed.

### **Planning Authority's Comments:**

- The LAP is clear that the tertiary route should be a vehicular route.
- Further discussion required to reduce parking at creche.
- Consider the use of blue roofs to reduce reliance on underground concrete tanks.

### **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](mailto: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](mailto:spatialplanning@water.ie).

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Stephen O'Sullivan  
Assistant Director of Planning,  
February , 2022