



Case Reference / Description	Demolition of structures at the rear and sides of Glebe House, construction of 152 no. apartments, creche and associated site works. Glebe House and Coruba House Site, Saint Agnes Road, Crumlin, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	21 st February 2022	Start Time	10:15 am
Location	Remotely via Microsoft Teams	End Time	11:00 am
Chairperson	Stephen O'Sullivan	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Suzanne White, Executive Planner
David Conway, Executive Engineer, Roads Planning

Representing Planning Authority

Mike Freaney, Reddy A+U
Lucas Glendon, Reddy A+U
John Pigott, Civil Engineer
Eoin Reynolds, NRB Transport
Richard Jolly, Ait Landscape
Douglas Bell, IES
Michael Moran, Seabren

Jane Doyle, DKPP Planning
Karl Kent, Jane Doyle DKPP Planning

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 13th December 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 17th 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. Principle of Development
2. Design and layout
3. Transport and parking
4. Ecology
5. Any Other Matters

1. Principle of Development

ABP Comments:

- The prospective applicant is to clarify the proposed tenure / housing mix.
- The prospective applicant is to clarify the nature of land in SDCC ownership and ownership of the area to the northeast of the proposed development.

Prospective Applicant's Comments:

- The development will be entirely managed and operated by Circle VHA.
- The lands in SDCC ownership arise as a legacy issue and there does not appear to be any dispute regarding ownership.
- The area to the northeast of the proposed development, including parking to adjoining shops, is in the ownership of Dublin City Council.

Planning Authority's Comments:

- No further comments.

2. Design and layout

ABP Comments:

- The prospective applicant should have regard to the issues of public transport frequency and capacity where they are relying upon SPPR3 and the criteria in section 3.2 in terms of the potential Material Contravention of building heights.
- The prospective applicant should have to previous decisions in the High Court on other cases in relation on this issue.
- A number of forthcoming Board decisions may provide some guidance on the approach of the Board in relation to this matter.
- The PA has raised concerns in relation to the design of the creche, and its external amenity space, and its relationship with the public areas.
- The prospective applicant is to address in detail the amenity space in front of the creche and to submit drawings in relation to same.
- The prospective applicants should outline the assessment of daylight and Sunlight, with particular regard to those units achieving low levels of daylighting.
- Provide details at application stage on any compensatory measures provided.
- Ensure there is sufficient detail at application stage on what is deemed a conventional window size, and the rationale for the acceptance of proposed levels of daylighting to adjoining properties.
- Provide a rationale for the selection of adjoining properties for sunlight and daylight analysis.
- Provide further detail on the assessment of APSH for the over the shop units.
- Address PA concerns in relation to the connection from Summerville Drive to Saint Agnes Road and how it will be managed.

Prospective Applicant's Comments:

- The prospective applicant will give consideration for ABP's comments in relation to the Material Contravention.

- The prospective applicant is currently preparing on a detailed report in relation to public transport capacity and frequency.
- The creche spaces are intended cater for local demand rather than generating significant number of drop-off movements.
- Some drop-off can be accommodated within the visitor car parking spaces.
- It is envisaged that spaces for creche staff will be allocated in the carpark.
- There is a village green feel within the open spaces.
- The creche amenity space will be enclosed with a timber fence and hedging.
- The location and layout creche space can be reviewed to avoid impacts on the public space. Further detailed drawings and sections will be provided at application stage.
- The Average Daylight Factor has been assessed, with high levels of compliance when assessed against the 2% standard.
- The prospective applicant intends to do an assessment on all rooms within the development.
- Those rooms identified as achieving low levels of daylighting are under review.
- Compensatory measures will be included if necessary. More detail will be included at application stage.
- There are minor daylight impacts to houses across from the proposed development on Sommerville Drive. These are being reviewed.
- Further detail regarding window sizes in those properties can be provided.
- The selection of over the shop dwellings for daylight assessment will be rationalised.
- Those over the shop units do not qualify for the APSH assessment due to their orientation. This will be addressed at application stage.
- The prospective applicant has included a connection from Sommerville Drive to Saint Agnes Road to provide permeability.
- This will be gated following consultations with neighbours. Its management has not been detailed fully yet, but this will be included at application stage.
- The site will be managed by Circle VHA and this is a good solution, providing access through a private site that is not being taken in charge.
- The opening hours of the gate could be conditioned.

Planning Authority's Comments:

- The PA is satisfied in relation to the building height aspect of the proposed development.
- Query whether the prospective applicant considered alternative locations for the creche.
- The concern is encroachment of the external open space onto the public space and the blank nature of the fence and frontage to the pedestrian route.
- The PA supports the route from Sommerville Drive to Saint Agnes Road but the preference for this is to be open 24 hours and for it to be ungated.

3. Transport and parking

ABP Comments:

- The prospective applicant is to provide further detail on the level of parking provision and the rationale therefor.
- Provide detail on the experience of Circle VHA, more background information is required.
- Provide detail on overall mobility management for the proposed development.
- Application documentation should address creche parking provision including staff parking.
- The prospective applicant is to address transport frequency and capacity.

Prospective Applicant's Comments:

- The level of parking provision is appropriate for this location.
- This is one of the most accessible SHD sites that they dealt with.
- The prospective applicant will give consideration to the rationale for the level of car parking provision and can set out Circle VHA's experience on other sites.
- The prospective applicant is reviewing whether additional car parking spaces can be provided.
- Cycle parking is in line with the guideline standards.
- Carparking spaces on Summerhill Drive would be designated for people who need them and will be bollard controlled.
- Widening of the access to Saint Agnes Road is required to achieve sightlines. This work has been assessed by the Conservation Architect.

Planning Authority's Comments:

- Additional information is to be provided at application stage in relation to the frequency of bus services at this location
- The PA has concerns in relation to overspill parking on surrounding roads.
- The PA's main concern is in relation to the quantum and overall level of parking, and more detail is required.

4. Ecology

ABP Comments:

- The prospective applicant is to outline the nature of surveys undertaken and address any derogation licence requirement arising.

Prospective Applicant's Comments:

- Further bat surveys have been undertaken and are up to date.
- The trees have been re-surveyed.
- The ecologist is currently considering the ecological impact report.

Planning Authority's Comments:

- The PA welcomes the information that the surveys are being updated.

5. Any other matters

ABP Comments:

- Give consideration to the area at the entrance to Coruba House and ensure any issues are closed off for application stage.

Prospective Applicant's Comments:

- The prospective applicant will ensure that all surveys and letters of consent are up to date.

Planning Authority'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
February, 2022