



Case Reference / Description	Demolition the existing building on site, construction of 350 no. apartments and associated site works. Junction of Santry Avenue and Swords Road, Santry, Dublin 9.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	22 nd April 2022	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	10:25 am
Chairperson	Stephen O'Sullivan	Executive Officer	Helen Keane

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Tracy Armstrong, Armstrong Fenton Associates
Scott Morton, Davey-Smith Architects
Edwin O'Dwyer, Dwyer Nolan Developments
Sarah Curran, DBFL Consulting Engineers

Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
Niamh Kiernan, Acting Senior Executive Architectural Conservation Officer

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 11th January 2022 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 7th December 2022 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. Density
2. Housing Quality Analysis and Unit Mix
3. Any Other Matters

1. Density

ABP Comments:

- The prospective applicant should have consideration for the Material Contravention Statement having regard for public transport capacity and frequency in light of the Ballyboden High Court Judgment.
- Have regard for the apartment guidelines, and section 3.2 of the building height guidance.

Prospective Applicant's Comments:

- This is a repeat application, there have been changes since the previous application.
- The prospective applicant notes the changes and will address the future and existing transport capacity at application stage.

Planning Authority's Comments:

- No further comments on density.
- Have regard for the submitted PA report.

2. Housing Quality Analysis and Unit Mix

ABP Comments:

- The PA have included comments in relation to the housing quality analysis and unit mix in their submitted report.
- ABP representatives note that there is one storage area linked to a bedroom which is unacceptable under national guidance.

Prospective Applicant's Comments:

- The prospective applicant will address the width and aspect of the units at application stage.
- The prospective applicant will have regard for the location of the storage.
- The housing quality analysis will provide a breakdown of the floor space standards.

Planning Authority's Comments:

- The PA have raised concerns in relation to the width of the rooms. Some apartments are 10% narrower than what is acceptable.
- The prospective applicant is to have regard for the submitted PA report.

3. Any other matters

ABP Comments:

- The prospective applicant should highlight the worst-case scenario in the daylight/sunlight assessment at application stage.
- Any application lodged will be addressed on its own merits as a standalone application.

Prospective Applicant's Comments:

- An architectural impact assessment will be submitted at application stage.

- The prospective applicant will have consideration for the retention of the Heiton Buckley Merchants building.
- The results of the daylight/sunlight results were generally acceptable on the previous application.
- The prospective applicant will assess all other properties in the vicinity.
- There is 1.5% for the galley kitchen/living/dining rooms. The majority are open plan kitchen/living/dining.
- Following on from the previous application, one of the changes proposed is the addition of a medical practice. The prospective applicant takes the PA's comments on board in relation to same.

Planning Authority's Comments:

- The PA does not have any major issue in relation to roads.
- An archaeological impact assessment report is required at application stage.
- Comments in relation to drainage are included in the PA's submitted report.
- A conservation expert is to be employed to assess the existing structure on the proposed development site.
- The Heiton Buckley Merchants building is to be considered for retention as the PA considers it to be of architectural interest.
- The PA agrees with the comments of ABP representatives in relation to the daylight/sunlight assessment.
- The daylight/sunlight assessment is one of the most important things to affect the quality of the open space.

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
April, 2022