



An  
Bord  
Pleanála

## Record of Meeting ABP-312266-21

<b>Case Reference / Description</b>	158 no. Build to Rent apartments. Lands at Ibis Hotel, Mount Talbot Road, Monastery Road, Clondalkin, Dublin 22.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	25 <sup>th</sup> May 2022	<b>Start Time</b>	10.00am
<b>Location</b>	Remotely via Microsoft teams.	<b>End Time</b>	11.00am
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	David Behan

### Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
David Behan, Executive Officer

### Representing Prospective Applicant:

Donal Duffy, Planner
Brendan Dalton, Applicant
Joe McCallion, Landscape Architect
Paul Durnien, Project Manager
Shane Birney, Architect

### Representing Planning Authority

Colm Harte, Senior Executive Planner
Sarah Watson, Assistant Planner
Brian Harkin, Senior 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, 31<sup>st</sup> 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, 17<sup>th</sup> December 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. **Density and Height**
2. **Design and layout.**
3. **Impact on Residential Amenity, *inter alia*, public open space, residential amenity**
4. **Traffic and Transport**
5. **Drainage, *inter alia*, surface water treatment**
6. **Any Other Business**

## 1. Density and Height

### ABP Comments:

- Noted that density is 505 units per hectare, documentation should provide clear justification for the proposed density at this location
- Noted that prospective applicant has submitted a statement of material contravention
- Submitted documentation should clearly indicate how a BTR development of this density is appropriate at this location
- Understand efficiency of proposed development, prospective applicant advised that submitted documents do not show this clearly
- Noted that proposed development appears as a de facto landmark building
- Having regard to the height, location and density any building of this scale should be of a high architectural standard with high quality materials

### Prospective Applicant's Comments:

- The proposed development reflects the constraints of site
- Location is the key driver of the proposed development and the scale and mass of the proposal
- Proposed development is easily accessible links to public transport infrastructure, and is in close proximity to Red Cow junction and within walking distance of Clondalkin commercial area
- Proposed development does not stand in isolation due to pre-existing buildings in rea
- Design is appropriate to future development with regard to City Edge Plan

### Planning Authority's Comments:

- The PA notes the comments made in the meeting, unfortunately all relevant personnel did not attend the meeting.
- The future development and the potential for roll out of the City Edge Plan is noted. Details for this plan are not finalised.

## 2. Design and Layout

### ABP Comments:

- Photomontages welcomed; prospective applicant reminded that images shown were substantially different to design of proposed development
- Prospective applicant advised to bring greater clarity of design in any submitted documents
- Previous comments in relation to density and height are reiterated
- Clarity sought on City Edge Plan

### Prospective Applicant's Comments:

- Presented photomontage with a design including the redevelopment of the Ibis Hotel and the proposed development will fit within context of future hotel development
- Noted that adjoining buildings had poor quality finishes, proposed units will be finished with high quality brick. The proposed development will be an improvement.
- The design does not rely on the City Edge Plan

**Planning Authority's Comments:**

- City Edge Plan is a joint venture between SDCC and DCC to guide redevelopment of the industrial area around Ballymount and The Naas Road
- Prospective applicant advised not to rely on City Edge Plan for proposed development as it is in draft stage

**3. Impact on Residential Amenity, *inter alia*, public open space, residential amenity****ABP Comments:**

- Noted that public open space not included on submitted documents
- Comments from the parks department refer to the absence of public open space
- Query access to the public open space to the north of the site/ taken in charge
- Communal amenity space does appear to be viable or functional and clarity should be included in the documentation
- Residential amenity/ services need to comply with the SPPR for BTR
- Prospective applicant reminded of need to submit a sunlight and daylight report

**Prospective Applicant's Comments:**

- Public Open Space has been balanced between size and number of units
- Discussed use of adjoining Public Open Space with Parks Department
- Open to giving a contribution in lieu of Public Open Space
- Green space will be landscaped, trees will also be planted
- Will explore other options for the communal open space provision
- Will discuss further with Parks Department offline
- Sunlight and daylight analysis will be submitted

**Planning Authority's Comments:**

- Noted that open space areas contain a lot of circulation space
- Prospective applicant advised to comply with existing guidelines

**4. Traffic****ABP Comments:**

- Noted that 80 parking spaces proposed for a BTR development
- The national guidelines require a default position for no carparking for BTR
- Query as to the level of parking proposed if the site is to be well served by public transport.

**Prospective Applicant's Comments:**

- Parking space number is similar to other BTR developments
- Noted that public transport is not suitable orbital journeys around Dublin
- Will put further pedestrian enhancements in place
- Will further discuss with Traffic Department offline

**Planning Authority's Comments:**

- Applicant is advised to discuss offline with the Road depart any further issues in relation to the submitted opinion

**5. Drainage, *inter alia*, surface water treatment****ABP Comments:**

- Prospective applicant to be mindful of upgrades required by Irish Water
- Prospective applicant advised there may be a need for 3<sup>rd</sup> party consent letters
- Clarity sought on surface water issues

**Prospective Applicant's Comments:**

- Green Roof on levels 5 and 6 is a third of overall building area, contain SUDS elements
- Pavement is permeable
- Will consider the use of soft SUDS elements
- Can omit pavement for a bio-diverse element
- Aware of need for 3<sup>rd</sup> party consent and Irish Water required upgrade to surface and waste water
- Foresee no issues with water connection to site
- An A1 sheet was submitted to PA
- Will discuss further with PA offline

**Planning Authority's Comments:**

- Unable to see detail as an A1 sheet was presented, the information may be available
- Will be available to clarify any issues offline with prospective applicant

**6. AOB****ABP Comments:**

- Opinion only refers to documents submitted with request

**Prospective Applicant's Comments:**

- Will continue discussions with PA offline

**Planning Authority's Comments:**

- Will continue discussions with prospective applicant offline

## 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  
June 2022