



An  
Bord  
Pleanála

## Record of Meeting TC0009

<b>Case Reference / Description</b>	TC0009 482 no. apartments. Former ALDI Site, Carmanhall Road, Sandyford Business District, Dublin 18.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	15 <sup>th</sup> September, 2017	<b>Start Time</b>	10.35 am
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	12.20pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Planning Inspector
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Clare Holohan, Duff and Phelps
Christopher McGarry, NAMA
Derek Byrne, Henry J Lyons Architect
Roldan Jacoby Arquitecto, Henry J Lyons Architect
Darragh Aiken, Waterman Moylan Consulting Engineers
Réamonn Mac Réamoinn, Arup
James Duff, Arup
David Kirkwood, Mitchell + Associates
Ian McGrandles, IMG Planning Limited

## Representing Planning Authority

Louise McGauran, Senior Planner
Michelle Costello, A/Senior Executive Planner
Clare Casey, Senior Executive Engineer
Joe Craig, Senior Executive Engineer
Aidan Conroy, Administrative Officer

### Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant and Planning Authority 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, along with that file, should an application arise following the conclusion of this consultation process,
- 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 they may 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 nor the forming of an opinion shall prejudice An Bord Pleanála 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 3<sup>rd</sup> July, 2017 formally requesting pre-application consultations and acknowledged the opinion received from the PA. It was also noted that the Inspector dealing with the Pre-Application Consultation Request would be different to who would deal with the application when it is submitted. Recording of the meeting is prohibited.

### Agenda

1. Proposed development and existing residential amenity, including issues relating to overshadowing and separation distances
2. Building height and the residential amenity of future occupants
3. Micro-climate at ground level, the influence of wind and site level changes
4. Clarity on Circular PL11/2016 'Build to Rent' development, suitable mix of unit types, car parking and overall management
5. Sandyford Urban Framework Plan Objectives – 'building of notable design'
6. Flood Risk Assessment
7. School demand analysis
8. Part V
9. Any other matters

## **1. Proposed development and existing residential amenity, including issues relating to overshadowing and separation distances**

### **ABP sought further elaboration/discussion on:**

- Adjacent site currently on appeal, consideration needed when finalising analysis of all units and also analysis on wind and daylight
- How to optimise daylight, separation distances

### **Prospective Applicant's response:**

- All analysis carried out over 12 months
- Daylight analysis looked at with adjacent site constructed, used on facades, larger windows used on lower levels becoming smaller as you reach the top levels of the building
- Wind analysis looked at without adjacent site constructed, used for elevations
- Layout and position of blocks done to obtain optimum position taking adjoining development into consideration
- Landscaping plans have not been finalised, mitigating wind factor will be developed through planting
- Scheme is different to what has previously been applied for
- Certain parameters had to be considered in informing the position of new buildings, inherited certain fixed elements on site
- Private courtyards created, no balconies facing each other, organised streets in relation to current buildings

### **Planning Authority's Response:**

- Development evolved throughout section 247 meetings
- Building Research Establishment is used as tool for designers and those assessing

## **2. Building height and the residential amenity of future occupants**

### **ABP sought further elaboration/discussion on:**

- Adjacent site to west of development refused

### **Prospective Applicant's Response:**

- Balconies are covered in, some introverted, some projected and winter gardens created

## **3. Micro-climate at ground level, the influence of wind and site level changes**

### **ABP sought further elaboration/discussion on:**

- Wind Impact Study including permitted development for comparisons
- Translation of mitigation measures in landscape plan, site levels change from north to south of site
- Ramp from Blackthorn Drive rather than steps

### **Prospective Applicant's Response:**

- Use of loss and comfort criteria in preparing report, criteria developed for London which is a more sheltered city than Dublin, focus on prevailing winds

- Boulevard has not been completed resulting in swirling winds, IRES development and this development should help reduce the wind in the area
- Landscaping and mitigation measures will assist but not result in eliminating sunlight, play facilities located in areas that receive direct sunlight
- Canopy will be built out on 1<sup>st</sup> floor levels to assist in reducing wind levels at ground floor
- 24 hour publicly accessible lift for disabled access, steps included to avoid a ramp similar to the Rockbrook development

**Planning Authority's Response:**

- Mitigation measures on wind along Boulevard, possible permeability and way-find in this area of the development

**4. Clarity on Circular PL11/2016 'Build to Rent' development, suitable mix of unit types, car parking and overall management**

**ABP sought further elaboration/discussion on:**

- Mix of unit type proposed
- Relationship of development to car parking
- Board must adhere to zoning in relation to proper planning and sustainable development and government guidance
- Parking should meet future demand

**Prospective Applicant's Response:**

- Development location suitable for both sale and rental, rental requires commercial element
- Mix of units driven by market guidance from state agents
- Compliance with development plan is main objective, possible reduction of parking due to proximity to public transport
- Management company will be sought if there is a mix of ownership

**Planning Authority's Response:**

- Increase number of 3 bed apartments
- Parking should have more than 1 space per unit and include visitor parking

**5. Sandyford Urban Framework Plan Objectives – 'building of notable design'**

**ABP sought further elaboration/discussion on:**

- Consideration to adjacent site
- Travel Plan TAM11 (LAP)
- Design Manual for Urban Roads and Streets (DMURS) TAM7 30kph along Carmonhall Road
- TAM2 transport interchange
- TAM8, public realm PR7 and PR8
- Predominantly pedestrian area, consideration of pedestrian across vehicular entrance

**Prospective Applicant's Response:**

- Inherited certain elements
- Preparation of travel plan and mobility management plan

**Planning Authority's Response:**

- Standard guidance between public and private considered but should blend
- Intention to have speed reduced

**6. Flood Risk Assessment****ABP sought further elaboration/discussion on:**

- Off-site impacts of flood risk assessment should be part of a Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guideline
- Reference should be made to Ministerial Guidance, address necessary issues

**Prospective Applicant's Response:**

- M1000 causing flooding on Carnhall Road, no additional risk to properties on road, flooding contained on roads and public areas
- Further research undertaken and will be contained in final report

**Planning Authority's Response:**

- Flooding issued in Sandyford area, satisfaction with model approach but concerns over conclusions
- Not enough detail contained in Sustainable Drainage Systems (SuDS)
- Development may cause drainage issues causing flood water onto roads, no capacity for run off from site, possibility flood water may end up on adjacent site
- Management companies unsure how to deal with SuAutumn2017
- DS

**7. School demand analysis****ABP sought further elaboration/discussion on:**

- Possible preparation of report in relation to requirement of additional schools in area

**Prospective Applicant's Response:**

- No school site proposed, all schools in the area have been identified and contained in pre-app

**Planning Authority's Response:**

- No discussion during section 247 meetings, Sandyford Urban Framework Plan identifies 2 school sites

**8. Part V****ABP sought further elaboration/discussion on:**

- Have regard to Circular PL10/2015 and Housing Circular 36/2015

**Prospective Applicant's Response:**

- Confirmed compliance with Part V

**Planning Authority's Response:**

- Previous agreements in place that had related to the entire site, further consultation and quantification required
- Confirmation of quantitative costs and different unit types proposed under Part V

**9. Any other matters**

**ABP Comments with regard to application:**

- Site notice for application to take into account demolition of existing building on site
- Requirement for section 49 for urban framework plan in addition to section 48

**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
- 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)

---

Rachel Kenny  
Director of Planning  
October, 2017