



An
Bord
Pleanála

Record of Meeting TC0023

Case Reference / Description	TC0023 Residential development of 536 units (104 no. houses, 432 no. apartments), crèche facility, private open space, access road from Sybil Hill Road and associated site works. St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	18 th October, 2017	Start Time	12.10 pm
Location	Offices of An Bord Pleanála	End Time	1.50 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Pat Crean, Marlet
Mary McMahan, Marlet
Simon Clear, Simon Clear & Associates
Evelyn Moran, O'Mahony Pike Architects
James Murphy, O'Mahony Pike Architects
James Pike, O'Mahony Pike Architects
Rob Goodbody, Built Heritage
Paul Scott, Scott Cawley
Thomas Burns, Brady Shipman Martin
Christy O'Sullivan, ILTP

Anthony Horan, O'Connor Sutton Cronin

Representing Planning Authority

Mary Conway, Deputy Dublin City Planning Officer
Bryan Ward, Senior Planner
Kiaran Sweeney, Executive Planner
Sally Redington, Senior Executive Engineer
Peter Glynn, Executive Engineer
Les Moore, City Parks Superintendent
Kieran O'Neill, Senior Executive Landscape Architect
Shane Casey, Biodiversity Officer

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant, 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 issue at strategic overview level, and whether they may require further consideration and/or amendment in order to constitute a reasonable basis for an application.

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 was submitted. Recording of the meeting is prohibited.

Agenda

1. Principle of development, Masterplan for Z15 zoning objective.
2. Residential amenity, proposed and existing.
3. Urban design, public realm, interaction with St. Anne's Park and Sybill Hill House protected structure.
4. Access / traffic / parking, compliance with DMURS.
5. Potential effects on Natura 2000 sites.
6. Any other matters.

1. Principle of development, Masterplan for Z15 zoning objective

ABP sought further elaboration/discussion on:

- How proposed development meets the objectives of Z15 in the development plan
- Records of past uses of the sports grounds, assessment of sports facilities in wider area

Prospective Applicant's response:

- Masterplan prepared for site, educational facility maintained, improved floodlit playing facilities provided to school, provide greater use of facilities
- School to be served by the development, pitch facilities will first and foremost be for school use but also available to those in development, pitches will remain under the control of school Board of Management
- School sports facilities application currently with Dublin City Council, permitted in principle under Z15 but not part of masterplan
- May be contravention of development plan but not material contravention
- Regulated programme to remove stress of parking from road system
- Clubs change on an annual basis due to licencing, rights to continuity and slots, information has been requested from clubs but prospective applicant has been unable to obtain same

Planning Authority's Comments:

- Satisfied in principle with lands and future expansion of site, community uses also need to be met
- Analysis of clubs using pitches (hours and days), clubs have requested access to St. Anne's Park for recreational facilities, retain and improve pitches in park
- Comparisons need to be shown and adequately demonstrated, concern over contravention
- Concern over displacement of some community uses, requirement for high quality grass pitches rather than all-weather pitches

2. Residential amenity, proposed and existing

ABP sought further elaboration/discussion on:

- Proposed development in relation to Meadows estate and open spaces in development
- Requirement of cross sections for application

Prospective Applicant's Response:

- Separation distances from west and east of development, link to park
- Communal spaces between apartments meet requirements, open space to be shared in housing square, taller elements (apartments) to north of site, housing to south
- Landscape to be kept permeable, northeast/southeast linkages to St. Anne's Park

- Open space created with setback of mature trees to Meadows estate, active open spaces to east and passive to west, fully accessible, no use of fences/railings
- Wetland may be difficult to achieve, northeast kick about area may need to be lowered to provide wetland
- Light and shadow studies carried out in relation to adjacent developments, apartment levels dropped to mitigate along Meadows, atrium street created on 2 end blocks, provides interaction among communities on each floor and brings more light onto each floor level

Planning Authority's Comments:

- Acknowledged open space provided but shortfall remains, possible financial contribution to meet shortfall
- Flood risk downstream, no written confirmation re: surface water, submission of revised surface water layout in application, sign off on wayleave for attenuation system to be obtained, support sustainable drainage,
- Nanekin River flows to SAC
- Constructive wetland on green area

3. Urban design, public realm, interaction with St. Anne's Park and Sybill Hill House protected structure

ABP sought further elaboration/discussion on:

- Visual impact and planting along protected structure

Prospective Applicant's Response:

- Considered development at Bushy Park in preparing this pre-application consultation
- Visual analysis will enhance dark areas of park with overlooking and security
- Provision for pedestrian access, vehicular access will be upgraded, kept as far south as possible
- Planting will screen protected structure
- Drainage may need to come out on northeast of site with possible limited removal of some trees
- School fence in wrong location re: red line

Planning Authority's Comments:

- Conservation assessment, sections and photomontage submitted with application
- Provision of country feel with planting, greater planting required along park façade, not enough information provided on impact on trees and root zone
- Area of conflict with Proper Regional Authority (PRA) to north of site, agreement needed before application submitted

4. Access / traffic / parking, compliance with DMURS

ABP sought further elaboration/discussion on:

- Access from Sybil Hill Road, areas to be taken in charge, parking in Z2

Prospective Applicant's Response:

- Entire development will remain as private development including roads, access to schools remain same with widening of these accesses
- Proposed provision of access to north of site, carried out in agreement with PA
- Propose to reduce number of visitor parking, roads in compliance with DMURS, Go Cars, electric cars and disabled parking all provided for, traffic displaced when developments closer to city centre, levels of road capacity identified which are relatively low except for certain times with schools

Planning Authority's Comments:

- Satisfied with documentation submitted, other issues will be worked out before application is lodged
- Documentation required to justify level of parking provided

5. Potential effects on Natura 2000 sites

ABP sought further elaboration/discussion on:

- Specific areas that may need to be addressed in application
- Mitigation measures to be provided in Appropriate Assessment

Prospective Applicant's Response:

- Loss of feeding sites, data collected on sites in Dublin Bay area, network of sites which will take up displacement of birds

Planning Authority's Comments:

- Comprehensive and detailed documents submitted, proposed development will have an impact, mitigation measures proposed

6. Any other matters

Prospective Applicant's Comments:

- Sports application may become appeal at same time as SHD application
- Community needs provided for in development

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 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

Rachel Kenny
Director of Planning
November, 2017