



An  
Bord  
Pleanála

## Record of Meeting TC0026

<b>Case Reference / Description</b>	421 residential units (419 no. apartments, 2 no. houses), 4 no. retail units, crèche and community centre, car and bicycle parking spaces, landscaped open space and all associated site works. Former CIE lands, Carnlough Road, Cabra, Dublin 7.		
<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>	25 <sup>th</sup> October 2017	<b>Start Time</b>	10.00
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	11.00
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Lianna Slowey

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Lianna Slowey, Executive Officer

### Representing Prospective Applicant:

John Spain – John Spain Associates
Mary MacMahon - Marlet
Patrick Crean - Marlet
Hakeem Bader - Marlet
Des Twomey - Plus Architecture
Rachael Byrne - Plus Architecture
Robert Gillan - OCSC
Anthony Horan - OCSC
Jennifer Harmon - AWN
Dave Kirkwood – Mitchells and Associates

## Representing Planning Authority

Bryan Ward - Senior Planner, Planning & Property Development Department
Sally Redington - Senior Executive Engineer, Environment & Transportation - SLA Asset Management
Kiaran Sweeney - Executive Planner, Environment & Transportation - Roads & Traffic
Kieran O'Neill - Senior Executive Landscape Architect, Culture, Recreation & Economic Services

### 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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 18<sup>th</sup> October, 2017 providing the records of consultations held pursuant to section 247 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 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 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 22<sup>nd</sup> September, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. 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. Urban Design (having particular regard to creation of an active new streetscape/public realm to southern part of site)
2. Height
3. Irish Water submission
4. Any other matters

## **1. Urban Design (having particular regard to creation of an active new streetscape/public realm to southern part of site)**

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

- Extant permission on site.
- Entry point from Carnlough Road – focal point/sense of arrival on site, residential response and creating active streetscape.
- Elevational treatment of Block A (retail unit).
- Public amenity space.
- Apartments – elevational treatments and separation distances between blocks.

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

- Proposed development is more extensive than the extant permission on site for 320 housing units, this is in response to emerging policy re. densification.
- The scheme proposed is definitive in its own character while respecting the adjoining residential properties.
- Preference for housing element at entrance to site following consultations with neighbouring community.
- Full active street frontage to be created behind the 2 proposed houses.
- Block A (retail unit) – opportunity to engage with retailers to provide more active street frontage. Southern elevation improved, food and bar units proposed.
- Proposal to integrate public art into the open space adjacent to retail block.
- Native tree planting proposed to screen the railway line, will provide details with application.
- Pedestrian and cyclist connectivity to Fassaugh Avenue at railway bridge.
- Narrow lane serving ESB substation – Adjacent residents use this lane to access storage. Considerable discussion with PA re. extant permission, advised to keep lane closed. Level difference at this location.
- Current site masterplan outlines where full public access is allowed and what space is private for residents of the scheme – full permeability through Fassaugh Avenue with narrower path for residential access only.
- Will address level differences between the road, path and site at application stage.
- Blocks D and F – can readdress and revise windows of these blocks.

### **Planning Authority's comments:**

- Main entrance – balance to achieve, sense to keeping residential character there. Privacy and security of residences adjacent to the entrance needs to be addressed.
- Block H – potential to wrap around residential development.
- Satisfied with the inclusion and proposal for the community centre development.
- Block A – active frontage along the road – need entrances.
- Recognise users of new pedestrian and cyclist route.
- Narrow lane (circa 2m) – scope for this to be private, only for residents of the scheme.

- Blocks D and F – 8 storey units at railway line, 16m internal window separation distance. Suggest offsetting at this point to reduce overlooking.

## 2. Height

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

- Material contravention of development plan re. height – provide rationale.

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

- Material contravention re. height proposed having regard to the site's location within a mature inner suburban area with good links to public transport and services – 600m to new Luas stop, 500m from bus corridor. Site is also along proposed Bus Rapid Transport (BRT) route. Long term aspiration for railway stop at this location, may be delivered in the future.
- Higher buildings proposed along the railway line.
- National Planning Framework likely to be adopted by the time application is lodged which advises PA's against quantitative limits.
- Section 49 contribution levy applies – site is within 1km of Luas line.
- Revised design improves neighbourhood quality.

### **Planning Authority's comments:**

- 16m height policy at this location – obligation to uphold development plan.
- Aware that national policy re. height is currently being revised.
- The proposed development site has potential notwithstanding height policy.
- 100m separation distance from tall buildings to existing 2 storey residences.
- PA would have regard to the site's location of 3km from city centre, proposed BRT route from Blanchardstown to UCD and proximity to Luas stop when considering height proposal.
- Photomontages to demonstrate height acceptability, especially at northern end, to be provided with the application.

## 3. Irish Water submission

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

- Irish Water's submission which states "further investigation required".

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

- 150mm water main situated across the road from the site. Irish Water investigating if this can facilitate the proposed development or if a connection to a 600mm water main 500m further along the road is a more feasible connection.
- Pumping to site will be permanently managed – pumping from Fassaugh Avenue by gravity to Bannow sewer.
- Agreement to be reached with Irish Water.

- Existing north – south sewer runs through the site, it is not proposed to connect to this sewer.
- Design for pump solution – client’s engineer has designed it, PA are satisfied.

**Planning Authority’s comments:**

- Surface water within the remit of PA, foul water within the remit of Irish Water.
- Surface water drainage – closest outlet to Cabra is south of site.
- Proposed development’s engineers have designed an outlet to the north of the site, not part of the Irish Water network but PA are satisfied with the proposal.
- A gravity fed outlet to the south would be the preferred arrangement.
- Agreement is to be reached with Irish Water.
- Pump is permitted, could connect to south in future if Irish Water agree.
- Proposal to divert culverts through the site – carry out CCTV study to ensure it is feasible.
- No groundwater is to enter the public network.
- Surface water to be sustainable on its own.
- Reaffirm the previously granted permission in documentation submitted at application stage.

**4. Any Other Matters**

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

- Ambiguity re. ramp into car park – entrance in and flow levels.

**Prospective Applicant’s response:**

- Wall along entrance to car park, vehicles will turn left if a retail user or will continue straight on to a secure car park if they are a resident.

**ABP invited parties to raise any outstanding matters.**

**Planning Authority’s comments:**

- Proposal for green roofs on certain buildings – welcomes the introduction of green roofs to the scheme and questions if they can be extended to the entire development.
- Public art – welcomes the inclusion of public art at the front plaza, quality of the art work and costs should be clarified with Art’s Officer if PA are taking in charge. Procurement method, quality of piece and budget to be defined at application stage.
- Health and safety concerns re. water feature proposed.

**Prospective Applicant’s response:**

- No green roofs proposed in extant permission.
- Green roofs are proposed on the revised blocks adjacent to the railway line.
- Cost and potential technical issues to including green roofs on all buildings.

- Public art – a condition of the extant permission, a brief and budget have been put together for local artists. Will be situated within a privately managed area, won't be taken in charge by PA.
- A shallow water feature is proposed, refined details will be provided with application.

**An Bord Pleanála's concluding comments re. application:**

- Emphasis on pedestrian/cyclist permeability through the site to be provided.
- Public amenity space – address how qualitative connections will be put in place.
- Apartments – qualitative nature of apartments to be submitted, address elevational treatment and separation distances of blocks.
- Height – provide rationale re. material contravention, need to address Ministerial guidelines. Look at apartment sizes and provide rationale.
- Drainage – detail what is existing, proposed and what could be in the future.
- Statement of Consistency – provide greater robust argument re. how the proposed development ties in with policy, elaborate on material contravention re. height.
- Address inconsistencies in documentation re. previous history on site.

**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  
 November, 2017