



An
Bord
Pleanála

Record of Meeting TC0027

Case Reference / Description	198 no. dwellings (102 no. houses, 96 no. apartments), local centre, associated landscaping and infrastructural works. Station Road, Portmarnock, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	26 th October 2017	Start Time	14.35
Location	Office of An Bord Pleanála	End Time	16.10
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Isabelle Gallagher, Hudson Advisors
Ian McKee, Hudson Advisors
Stephen Little, Stephen Little & Associates
Michael O'Sullivan, Stephen Little & Associates
Jacques D'Arcy, Burke Kennedy Doyle Architects
Thomas Burns, Brady Shipman Martin
Jerome O'Brien, JB Barry & Partners Consulting Engineers
Manuel Garrido, ARUP
Lisa Courtney, Courtney Deery Heritage Consultancy

Representing Planning Authority

Hazel Craigie, Senior Planner

David Murray, Senior Executive Planner
Christine Baker, Archaeologist
Gerry Clabby, Heritage Officer
Niall Thornton, Transport Engineer
Niall McKiernan, Water Services
Gemma Carr, Parks Superintendent

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 19th 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 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 19th 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. Development Strategy for the site in the context of the Portmarnock South LAP to include layout, density, proposed uses within local centre, connectivity, Part V proposals, open space and wetland area.
2. Archaeological Heritage
3. Any other matters

1. Development Strategy for the site in the context of the Portmarnock South LAP to include layout, density, proposed uses within local centre, connectivity, Part V proposals, open space and wetland area

ABP sought further elaboration/discussion on:

Local Centre

- Further justification and consideration required on the interface between local centre and Station Road, concern regarding retail building backing onto Station Road, usability and functionality of the area to avoid creating a 'dead' space, elevational treatment on Station Road, materials and finishes, provision of gateway building into development
- Usability of open space between train station carpark and the plaza to the east-interface between plaza and adjoining area of parking
- Connectivity between local centre and train station- more pronounced link required
- Greater justification required in relation to providing building for limited community uses

Duplex Units (To the south of the Local Centre)

- Boundary between private/public space, and interface between existing development and proposed duplex units

Layout

- Setback of duplex units fronting onto Station Road- creation of an urban edge
- Compliance with DMURS, use of cul-de-sacs/hammerheads, parallel parking and roads
- Provide plans showing all connections in application

Density

- Density constraints noted (concerning proximity to airport), LAP density provides 35-42 per hectare, justification needed in relation to density or provision of higher density

Part V

- Part V details to tie in with phasing and provision of pumping station (150 units can be provided for prior to upgrade of pumping station), some Part V to be delivered in phase 1, archaeology issues to be resolved prior to commencement of phase 2

Open Space/Wetland

- Details to be considered prior to lodging application, treatment of river/wetland areas to be included in application taking into consideration slopes, health and safety whilst maintain natural setting

Prospective Applicant's response:

Local Centre

- LAP provides for link from local centre to train station, Irish Rail satisfied with this provision
- Cycle/pedestrian route across site discussed
- Reception areas and access to duplex units provided on northern elevation, access door provided on southern elevation side also along with shop entrance
- Additional detail on finishes to be provided in application

Layout

- Less traffic and better amenity further into the development

Density

- Density calculations include access road, once removed density would rise to 35 units per hectare

Open Space/Wetland

- Townland boundary, bank and ditch part of SUDS scheme, retention of natural boundary with proposal aiming not to change character of same

Planning Authority's comments:

Local Centre

- Connectivity to train station discussed at pre-planning stage
- Consideration should be given to the inclusion of another building to create an urban edge, viability of local centre
- Southern facing orientation desirable given good pedestrian access to train station from site
- Amendments made to development following each section 247 meeting
- Large plaza/civic space may not have a function in this development
- PA concern regarding approach to building from west, need for gateway building
- Additional information required relating to materials to be used, openness to commercial centre

Duplex Units (To the south of the Local Centre)

- Queried need for boundary between adjacent development currently under construction and application site
- LAP sets out strong building line
- Retain some elements of treeline, setback of treeline to provide cycle path
- Cycle path to be taken in charge, costal path will run from development to Baldoyle

Layout

- Desirable to provide second entrance into development
- Cycle ways shown on plans not connecting, requirement to amended this issue

Density

- Provision of higher density in area closest to train station

Part V

- Concern over delivery of Part V in phasing, houses proposed in phase 1 not outlined in plans submitted
- Pumping station not yet granted or location determined, to be provided in Q3 of 2019 by Irish Water

Open Space/Wetland

- Connection of section of linear park to skylark park not shown
- Retain as natural area, no fencing proposed taking archaeology into consideration
- LAP proposes to retain as much biodiversity as possible

2. Archaeological Heritage

ABP sought further elaboration/discussion on:

- Large constraints on site acknowledged,
- Submission received from DAU noted, requirement to comply with/address issues raised in DAU submission
- Inclusion of outfall and wetlands, estuary to be taken into consideration noting Natura 2000 designated sites in proximity to development

Prospective Applicant's response:

- Previous planning history on site had agreement with DAU, discussion to take place in relation this development in order to reach agreement prior to submitting application, necessary reports to be submitted with application
- Habitats survey has been carried out and all issues will be addressed and discussed with PA in advance of lodging application
- Appropriate Assessment is required and will be addressed in Natura Impact Assessment and will include ecological issues pertaining to site

Planning Authority's comments:

- Detailed report required addressing all concerns raised in DAU submission
- NIS to be provided and include impacts on estuary
- Provision in LAP for pumping station
- Outflow discharge into estuary, demonstration required to show there will be no impacts
- Requirement to see reports and surveys in advance of submitting application
- Minimise impacts on site, development is part of larger LAP
- Need for EIA screening

3. Any Other Matters

ABP Comments:

- Justification required in relation Material Contravention
- Further discussions on EIA screening in context of: existing development on associated lands, proposed development and remaining lands to be developed in the associated holding
- Clarification sought on Irish Water relating to infrastructure needed to service the lands (including clarification as to whether the infrastructure had consent and implications for any proposed development in the absence of consent for, and delivering of, that Irish Water infrastructure).

Prospective Applicant's comments:

- Discussions with Dublin Airport Authority and Irish Aviation Authority, all requirements set out have been complied with prior to submitting application

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

Tom Rabbette
Assistant Director of Planning
November, 2017