

**APPENDIX 2.1:**  
**Pre-Planning Meeting Records December 4th 2020**

## Fingal pre-planning Ref: LASHD/010/20

### Blackwood 2, Northwood

Note of a pre-planning meeting for the purpose of S. 247 of the Planning and Development act 2000 as amended and section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Meeting held on Microsoft Teams at 11 am 04 December 2020 attended by the following:

| <b>Fingal</b>                                       | <b>Prospective Applicant team</b>                      |
|---|--|
| David Murray, a/Senior Planner                      | Michael Cosgrave, Cosgrave Developments                |
| Hugh O'Neill, a/Senior Executive Planner            | Gerry O'Neill, McCrossan O'Rourke Manning Architects   |
| Gemma Carr, Senior Executive Parks Superintendent   | Simone Kennedy, Kevin Fitzpatrick Landscape Architects |
| Eugenia Thompson, Executive Planner                 | Garry Flood, JB Barry Consulting Engineers,            |
| Niall Thornton, Executive Engineer, Transportation. | Michael Higgins, RPS Planning Consultants,             |
| Philp Grobler. Executive Engineer, Water Services   | Helena Gavin, RPS Planning Consultants,                |

#### Urban Design:

- Further detail required regarding how the proposal responds to its existing and future context
- Treatment of the eastern acute corner to be given careful consideration in progressing the design
- Treatment of the building line onto Northwood avenue and interaction with wayleave including landscape treatment the Northwood avenue boundary to be clearly set out in any further revision
- Interface with the 2 storey housing to Cedarview very important, consideration to be given to softening this transition.
- Detail required regarding elevations including detailing and presentation to the public domain required for full assessment of the potential impacts
- The proposed link through the site to its western edge is critical to the success of the design on a number of levels. It should be legible and inviting to pedestrian traffic, detailed design of the building, including adjacent underground parking access, and landscaping required for assessment. Demonstrate how the impact of any overshadowing on both users and proposed planting has been considered (shadow analysis). Cross section required showing existing and proposed buildings to each side required.
- The appropriate height and density, in the interest of the efficient use of the site can only be determined on assessment of the design at a more developed stage. The massing of the proposal and integration with its immediate and wider context could then be more fully assessed.
- The density sought should be reflected in high quality design, delivering a standard of residential amenity, commensurate with the standards aspired to in the Fingal Development Plan

### **Residential amenity**

- Potential for overlooking of private open space of Cedarwood houses, potential for a sense of overbearing and potential for overshadowing all to be given careful consideration.
- Internal layout was not discussed in any detail however the design of the internal circulation spaces was highlighted. These to be reconsidered with a view to increasing future residential amenity by way of introducing natural light and reducing length of corridors where possible.
- Defensible space for ground floor apartments to be taken in to consideration in progressing the design.
- Playground appears to be removed/quite detached from apartments; should be more accessible to the proposed creche.
- High quality landscaping required on site & strong pedestrian linkages to the amenity walk to the north.
- Site location should be presented in the context of and with a clearly demonstrated connectivity to the future metro link

### **Existing trees and hedgerows:**

- Detailed Tree Survey report required, careful consideration of impacts of the proposal on the trees on site.
- There is an Objective to: Protect & Preserve Trees, Woodlands and Hedgerows (Sheet Number SHEET 11)
- There is also a TPO for this area in general.
- Concerns expressed on the potential loss of trees considering the above.
- The landscape plan should reference how the proposals relate / references the surrounding site (i.e. Santry Demesne – in terms of planting etc.

### **Open Space provision:**

- The prospective applicant should ensure that any proposal for Public Open Spaces demonstrably meets Development Plan standards (Table 12.5) in particular in terms on of what constitutes Public Open Space.
- Wayleave areas not to be included in Public Open Space Provision.
- Focus should be given to usability of the Public Open Space – to be a place relax and play.
- There must be clear definition between Public and curtilage/ semi - private open space – in the form of a boundary/ footpath.
- The applicant should refer also to Objective DMS73 of the Development Plan:
- Services to be clearly shown on the Landscape Plans.
- The landscape plan and sections should show how the Open space areas relate to directly adjoining sites.

### **Play provision:**

- Clear statement on play provision in terms of area, no. of play equipment and how each age group (up to 12 years minimum) is catered for, taking into consideration distance from resident units with associated issues of noise etc.

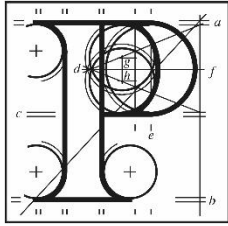
### **Public Open Space requirements**

|  | <b>Units Total</b> | <b>Bedspaces Total</b> |  |
|--|--------------------|------------------------|--|
|  |                    |                        |  |

|   |       |                      |                 |
|---|-------|----------------------|-----------------|
| <b>3+ Bedroom Units</b>                                       | 47    | 164.5                |                 |
| <b>1 and 2 Bedroom Units</b>                                  | 225   | 337.5                |                 |
| <b>Unit Total</b>   | 272   |                      |                 |
| <b>Bedspace Total</b>   |       | 502                  |                 |
| <b>Open space requirement is 2.5 hectares per 1000 people</b> |       |                      |                 |
| <b>The requirement for this application is</b>                |       | 1.26                 | <b>hectares</b> |
| <b>Overall site area is</b>                                   | 1.15  | <b>hectares</b>      |                 |
| <b>10% of site area is required on site to be open space</b>  | 0.115 | <b>hectares</b>      |                 |
| <b>Open space requirement (hectares)</b>                      | 1.26  |                      |                 |
| <b>Provided on site (hectares)</b>                            | 0     | <b>Class 1</b>       | <b>Class 2</b>  |
| <b>Remainder to be levied for contribution (hectares)</b>     | 1.26  | 0.94                 | 0.31            |
| <b>Playground requirement (4 sq metres per unit)</b>          | 1088  | <b>Square Metres</b> |                 |

No significant constraint was highlighted regarding transportation and water services, further discussions to be undertaken with the relevant sections of FCC in this regard.

**APPENDIX 2.2:**  
**ABP Opinion and ABP Record of Meeting October 29th 2021**



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-310978-21**

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## **Planning and Development (Housing) and Residential Tenancies Act 2016**

### **Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 288 no. apartments, creche and associated site works. Northwood Avenue, Santry, Dublin 9.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

#### **Scale, Height and Massing/Layout/Detailed Design**

1. Further consideration/justification of the documents as they relate to: the scale, height and massing, and visual impact of the proposed blocks, in particular proposed Block 3; the proximity of the proposed blocks to one another; treatment of ground floor frontages and entrances; and the detailed design and materiality of the proposed blocks. The further consideration / justification should address the proposed scale and massing of the proposals, in particular Block 3, and the potential visual impact of same; the separation distances of proposed Blocks 1

and 2, and proposed Blocks 2 and 3; the materiality proposed for the development in its entirety, and its appropriateness for a residential development; the provision of active frontages at ground floor level; and the treatment of north facing elevations and appropriate detailing of same. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Provide further justification in relation to the removal of trees on the site, having regard to any Tree Preservation Order which may be in place at the time of the making of the application.
2. Justification, and where appropriate amendment, to demonstrate that the proposed car parking quantity is appropriate, having regard to local, regional and national policy on same. To this end, matters raised in at the Tri-Partite Meeting and as set out in the Planning Authority's submission on this proposal, including that as set out within the Transportation Planning report (dated 30/07/2021) should be addressed in any report/justification relating to the outlined transport issues.
3. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

4. A Housing Quality Assessment (HQA) and Design Statement which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The documentation should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
5. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.
6. Surface Water Drainage details such as would clearly address and respond to comments within the internal report from Water Services (dated 30/07/21).
7. An Acoustic Noise Assessment.
8. All supporting technical/environmental reports to be updated as required.
9. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.



12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Irish Water**
2. **Dublin City Council**
3. **Dublin Airport Authority**
4. **Irish Aviation Authority**
5. **National Transport Authority**
6. **Transport Infrastructure Ireland**
7. **Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media**
8. **An Taisce**
9. **Heritage Council**
10. **The relevant childcare committee for the area**

**PLEASE NOTE:**

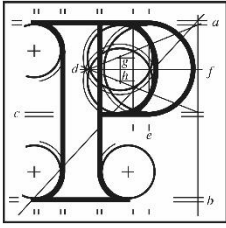
Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette

Assistant Director of Planning

December, 2021



An  
Bord  
Pleanála

## Record of Meeting ABP-310978-21

|                                     |  |                          |             |
|-------------------------------------|--|--------------------------|-------------|
| <b>Case Reference / Description</b> | 288 no. apartments, creche and associated site works.<br>Northwood Avenue, Santry, Dublin 9. |                          |             |
| <b>Case Type</b>                    | Section 5 Pre-Application Consultation Request   |                          |             |
| <b>Date:</b>                        | 29 <sup>th</sup> October 2021  | <b>Start Time</b>        | 10:00 am    |
| <b>Location</b>                     | Remotely via Microsoft<br>Teams  | <b>End Time</b>          | 11:15 am    |
| <b>Chairperson</b>                  | Tom Rabbette   | <b>Executive Officer</b> | Helen Keane |

### Representing An Bord Pleanála:

|  |
|--|
| Tom Rabbette, Assistant Director of Planning |
| Ronan O'Connor, Senior Planning Inspector    |
| Helen Keane, Executive Officer               |

### Representing Prospective Applicant:

|   |
|---|
| Michael Cosgrave, Applicant                   |
| William Cosgrave, Applicant                   |
| Stephen Manning, MCORM                        |
| Andrew Jennings, MCORM                        |
| Garry Flood, J. B. Barry and Partners Limited |
| John McCord, KFLA                             |
| Andy Worsnop, Arborist                        |
| Helena Gavin, RPS Group                       |

### Representing Planning Authority

|  |
|--|
| Malachy Bradley, Senior Planner        |
| Hugh O'Neill, Senior Executive Planner |

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|--|
| Eugenia Thompson, Executive Planner        |
| Phillip Grobler, Senior Executive Engineer |
| Linda Lally, Senior Executive Engineer     |
| Anna Marie Meagher, Parks                  |

### **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 26<sup>th</sup> August 2021 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 30<sup>th</sup> July 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. Principle**
- 2. Design and Layout**
- 3. Residential Standards**
- 4. Existing Residential Amenity**
- 5. Transport**
- 6. Trees/Environmental Screening**
- 7. Site Services/Flood Risk**
- 8. Any Other Matters**

## 1. Principle

### • **ABP Comments:**

- The PA have raised, in their submitted opinion, the specific objective to preserve trees and woodland, the Tree Preservation Order (TPO).
- The proposed development is in a masterplan area, no masterplan has been prepared to date.
- The prospective applicant is to address the TPO issue and how it affects the site.
- Have consideration for any Material Contravention issues and the objective to preserve trees.
- Address any ecology issues and provide further details on the condition of the two sycamore trees on the proposed development site.
- Have consideration for transport infrastructure and provide the justification for same at application stage.

### • **Prospective Applicant's Comments:**

- The tree survey has been updated.
- The two sycamore trees are not in the planted, historical landscape of Santry, they are only 50-60 years old.
- The current condition of the two sycamore trees is Category B.

### • **Planning Authority's Comments:**

- The TPO dates back to the 1980s.
- The PA does not yet have a conclusion on the interaction between the proposed development and the TPO.
- The prospective applicant is to provide an update on the condition of the two Category B sycamore trees.
- The two sycamore trees are relatively young and would have been quite young when the TPO was put in place. The PA agrees with the prospective applicant that they are not part of Santry's historical landscape.
- The amenity value of sycamore trees has increased exponentially due to the ash dieback.
- The PA will look into the TPO and will engage with the applicant.
- The PA is responsible for preparing a masterplan.

## 2. Design and Layout

### • **ABP Comments:**

- Block 3 of the proposed development has a large, unbroken elevation and could appear dominating.
- The southern elevation could appear somewhat commercial in nature.
- The north facing elevation is quite stark and lacking in detail.
- The prospective applicant is to have regard to the building height guidelines.
- Have consideration for the Specific Planning Policy Requirement (SPPR3).
- Have consideration for the built form of the proposed development.

- Have consideration for the potential impact on the proposed development in Swift Square.
- **Prospective Applicant's Comments:**
- The prospective applicant has taken the PA's comments on board.
- The separation between the Cedarview houses and the building of the proposed development is now 24 metres.
- The end gable is reduced to 5 storeys.
- Breaks for daylight are created north and south of the proposed development.
- Each core will be linked to the public face of the proposed development.
- The southeast corner elevation has been amended in line with the PA's comments.
- The balconies will be independent from the public spaces.
- All single aspect north-facing units have been eliminated.
- Apartments 2F and 2G have been amended.
- The proposed development has 50% dual aspect.
- The prospective applicant is currently in discussions concerning carparking with the PA.
- An EIAR will be included at application stage. The prospective applicant will have consideration for cumulative impacts.
- The prospective applicant has established a building line that mirrors the Swifthall office buildings.
- There will be no office carparking in the development description of the proposed development.
- The existing temporary carparking is part of the construction site works.
- **Planning Authority's Comments:**
- The prospective applicant is to address the building line of the proposed development.

### 3. Residential Standards

- **ABP Comments:**
- The prospective applicant is to address the PA's comments in relation to the gap between Block 2 and 3 and the separation distance between Block 1 and 2.
- Address any failures in daylight/sunlight and provide details on any compensatory measures.
- The daylight/sunlight report is to be comprehensive at application stage.
- **Prospective Applicant's Comments:**
- The prospective applicant will rerun the daylight analysis having regard to any amendments made prior to lodging an application.
- **Planning Authority's Comments:**
- The prospective applicant is to address the daylight performance of the courtyard area.

#### **4. Existing Residential Amenity**

- **ABP Comments:**

- The prospective applicant is to have consideration for the impact of the gable windows on the gardens at Cedarview.
- Address requirements in relation to airport noise.

- **Prospective Applicant's Comments:**

- The prospective applicant will address the above at application stage.

- **Planning Authority's Comments:**

- No further comments.

#### **5. Transport**

- **ABP Comments:**

- The prospective applicant is to have consideration for the PA's comments in relation to carparking, the provision of carparking for creche staff and the reduction in the number of visitor cycle parking spaces.

- **Prospective Applicant's Comments:**

- The prospective applicant can address the issues raised.
- Have looked at data in relation to car ownership in the area, which works out at one per unit.

- **Planning Authority's Comments:**

- The prospective applicant is to have consideration for the provision of cycle parking.
- The PA seeks to encourage a modal shift.
- The PA seeks good-quality cycle parking.

#### **6. Trees/Environmental Screening**

- **ABP Comments:**

- The prospective applicant is to ensure that the application documentation correlates.

- **Planning Authority's Comments:**

- No further comments.

## 7. Site Services / Flood Risk

- **ABP Comments:**

- No further comments.

- **Prospective Applicant's Comments:**

- No pump station is to be included at application stage.
- The prospective applicant will engage further with the PA to address any issues.

- **Planning Authority's Comments:**

- No further comments.

## 8. Any other matters

- **ABP Comments:**

- No further comments.
- ABP's opinion will have regard to documentation submitted at pre-application stage only.

- **Prospective Applicant's Comments:**

- The Prospective Applicant welcomes further engagement with the PA.

- **Planning Authority's Comments:**

- The PA is open to engaging further with the prospective applicant on the TPO.

## 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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Tom Rabbette  
Assistant Director of Planning  
December, 2021



**APPENDIX 2.3:**

**Pre-Planning Meeting Records November 22nd 2021**

**Whitehaven, Northwood Avenue Santry [PPSHD 008 21] - Follow up S 247 meeting after Tripartite Meeting**

**22<sup>nd</sup> November 2021 at 11am**

| <b>FCC</b>        | <b>Development Team</b> |
|-------------------|-------------------------|
| Malachy Bradley   | Helena Gavin            |
| Hugh O'Neill      | William Cosgrave        |
| Eugenia Thompson  | Michael Cosgrave        |
| Linda Lally       | Garry Flood             |
| Philp Grobler     | Andy Worsnop            |
| Gemma Carr        | Patrick McNabola        |
| AnnaMarie Meagher | Stephen Manning         |
|                   | Simone Kennedy          |
|                   | Michael Higgins         |

**Meeting Notes;**

**Detail of revisions to the design as presented were limited,**

- Redesign to retain the two existing mature trees on site welcomed
- Redesign has broken up previous blocks this has addressed a number of concerns previously expressed by FCC.
- Building height stepped down further towards Cedarview two-storey housing reduction welcomed, details of proposed elevation required for full assessment.
- Revised building line along Northwood Avenue; welcomed design now more consistent with its wider context.
- Elevation drawings required for the proposed elevations of blocks having regard to separation distances, privacy, overlooking, passive surveillance, active frontages; particularly the splayed area between the two blocks at the pedestrian walkway east-west towards the retained trees.
- Southern elevation drawing also needed along Northwood Avenue showing single-storey concierge link between two taller blocks; opportunity for green roof on the single storey and ornamental planting etc.
- Location of the substation and play provision discussed.