



LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Reference number	LRD0019/S1
Date Of Consultation	12.01.2022
Meeting Location	Microsoft Teams
Location Of Site	Grange Road Baldoyle
Prospective Applicant	Rondesere Ltd.
Prospective Applicant Represented By:	<p>Fran Whelan Managing Director of Architecture, CWPA Architect, Design and Planning Team RIAI</p> <p>Mark Whelan Senior Planner, CWPA Planner, Design and Planning Team RTPI</p> <p>Shyamalima Buragohain Project Architect & Urban Designer Architect, Design and Planning Team B.Arch, MSc. UD&P</p> <p>Ronan Mac Diarmada Director/Landscape Architect at RMDA Landscape Architect, Landscape Team B.Agr.Sc.</p> <p>Ian Worrell Associate Civil Engineer at Waterman Moylan Engineer, Engineering Team BSc. Eng, Gr. Dip. Physical Planning</p>
Fingal County Council Represented by:	<p>Fingal Walsh – Senior Executive Planner Carol Hurley – Executive Planner Jennifer Casserly – Executive Planner Darragh Sheedy – Executive Engineer Water Services Philip Grobler – Executive Engineer Water Services Damien Cox – Executive Engineer Water Services Aoife Dunne – Housing, Part V Fingal Lally – Senior Executive Engineer Transportation</p>

	Shane Comaskey – Executive Engineer Transportation
Development Description	<ol style="list-style-type: none"> 1. Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA). 2. The construction of a residential development comprising of 138 no. apartment units (15 no. studio units, 28 no. 1 bed units, 81 no. 2 bed units, 9 no. 3 bed units, 1 no. 3 bed penthouse unit and 4 no. 4 bed penthouse units) within 1 no. block (ranging in height from 6 – 14 storeys over basement level). 3. The construction of a basement to be accessed off Myrtle Road and the provision of c. 48. No car parking spaces, including accessible spaces, electric vehicle charging points, residential visitor parking and associated commercial parking. 4. Provision of 300 no. bicycle parking spaces for residents, visitors, and commercial uses in secure locations both at basement level and within the public realm throughout the scheme. 5. All apartments are provided with private terraces / balconies. 6. Provision of c. 1787.17 m² of Communal Open Space to serve the development including green roof garden terraces between 5th and 10th floor level. 7. Provision of a childcare facility at ground floor level (c. 157.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 71.5 m²). 8. Provision of Café unit (c. 71 m² GFA) at ground floor level with associated outdoor seating area. 9. Provision of associated gymnasium at ground and first floor level (c. 280 m²). 10. Provision of Multipurpose Room (c. 48 m² GFA) and Residents Lounge (c. 20 m²) at first floor level. 11. Total non-residential use is c. 576.6 m² (3.74 % of overall development). 12. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain

	connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.
Site Zoning under Fingal County Council Development Plan	RA – Residential

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

• FEEDBACK ON PROPOSAL

- **Part V Housing**
- Part V team have reviewed the proposal and note that the 20% rate has been applied which equates to 28 units.
- Applicant should note that studios are not acceptable for Part V allocation, studio units proposed will need to be amended in any further proposals.
- All Part V units should be suitable for disability access
- Further Part V proposals should include costings.

- **Water Services**
- Proposed Green roofs and soft landscaping is welcomed.
- A Pre Connection Enquiry is required from Irish water. Further submissions should demonstrate approval has been attained to connect through third party private lands.
- Applicant should submit and Floor Risk Assessment.
- Infiltration tests should be carried out and reports on same should be submitted with further applications.

- **Parks and Green Infrastructure:**
- Public Open Space:
- A clear drawing indicating Public Open Space and Communal Open Space and Environmental Open Space is required which areas shown in square metres. It is not clear what is public open space on the current layout.
- Minimum Public Open Space provision = 10% of site.

- Throughout the site Open Space should be functional and useable. Consideration should be given to the placement of the pathway.
- If an area is proposed as Public Open Space – it must be clearly defined with either boundary treatment / footpath separation from private apartment property, i.e. it must be a definite entity and open for use by the general public.
- Open Space provision is based on bedspaces. Applications which don't meet Open Space requirements may require a contribution in lieu.
- Play provision:
- State area in square metres and location – clarify if on private property / Public Open Space.
- Applicant advised to review the Draft Development Plan in relation to play provision and Space for Play- A Play Policy for Fingal in relation to shortfall of play provision requirements and separation distance (25m) of playgrounds on Public Open Space from residential units.

- Swales: minimum gradient of 1:5 on swale slopes is required.

- Applicant should ensure net increase in tree cover on the site as per Forest of Fingal – A Tree Strategy for Fingal

- Details on boundary treatment are required in any further submissions

- Services / underground car parking etc to be clearly shown on Landscape Plans.

- **Transportation**
- FCC new draft Development Plan requirements will reduce parking required. This proposal is 0.34. It is the Authorities opinion that this is less than we would like to see and the applicant is requested to submit revised plans in line with the Draft Development Plan.
- Bike parking provision and quality have been amended in the Draft Development Plan. Applicant advised to check the quantum of bike spaces and clarify within further submissions
- Access to the basement area should not be shared between cars and bikes.
- The access route is dependent on another planning application from a third party land owner, this would need to be considered.
- Applicant should submit an Public Transport capacity Assessment
- A Traffic Impact Assessment should be prepared and submitted.
- A Road safety Audit should be prepared and submitted.
- Clarity required on proposed parking and drop off spaces for the creche and gym. Creche contains 3 rooms for 35 children and some staff parking spaces would be required. Draft development Plan standards are 0.5 spaces per room.

- Applicant should note that adhoc parking in this area is a historical issue and FCC would like to clarify that onstreet parking should not be necessary for this development.

Planning and Strategic Issues

- Proposal of 138 units at a density of 341 units/ha on a site area of 0.4Ha is considered overdevelopment of this peripheral site.
- Baldoyle-Stapolin LAP in place and proposed development needs to comply with same.
- LAP- Density 42-20 per ha and indicative height is 3/4 storeys.
- Unit mix, there is a high percentage of 1 beds (studio and 1 beds) which should be addressed.
- Fingal Development Plan 2017-2023.
- Sustainable Residential Development in Urban Areas. Guidelines for Planning Authorities (2009)
- Design Standards for New Apartments, Dec 2022;
- Achieving higher standards for minimum floor areas (10% more).
- Breakdown of dual aspect per unit type.
- Floor to ceiling height in ground floor units should be 3m.
- 12 apartments per floor.
- Internal storage requirements
- Design statement to include qualitative and quantitative standards as per Fingal Development Plan 2017-2023 (Chapter 12- Development Management Standards).
- Design should take note of coastal location when considering materials and finishes.
- Wind should be considered in design.
- Housing Quality Assessment and clearly number apartments.
- Applicant should clarify the location of the lift plant.
- Impact of building on neighbouring properties and in particular adjacent school and residential properties. Overshadowing and overbearing. Shadow/daylight analysis will be required
- Due diligence is required with regard to AA & EIA screening.
- It is considered that the density and height of the building is inappropriate at this location as it contravenes the LAP and Development Plan. As such it is considered this application should not progress to Stage Two of the LRD process. FCC remain available for additional S.247 meeting for this location should the applicant wish to make further proposals.
- LRD process outlined on www.fingal.ie