



Case Reference / Description	115 no. units (828 bed spaces). Avid Technology International, Carmanhall Road, Sandyford Industrial Estate, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	21 st June, 2018	Start Time	14:30
Location	Offices of ABP	End Time	15:30
Chairperson	Tom Rabbette	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Kevin Hughes, Town Planner
Margaret Commane, Town Planner
Paul McGlinchey, Applicant
Arthur O'Brien, Architect
James Fennelly, Architect
Jeremy Maguire, Architect
Michael Gallagher, Project Manager
Dave O'Sullivan, Landscape Architect
Neal Merry, Project Engineer
Pauric McDaid, Engineer
Diarmuid Healy, Roads Engineer
Irene O'Riordan, Roads Engineer

Representing Planning Authority

Louise McGauran, Planning Department
Michele Costello, Planning Department
Gormla O'Corrain, Planning Department
Bernard Egan, Drainage Planning
Joanne Codd, Drainage Planning
Claire Casey, Transportation Planning

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), 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 11th June, 2018 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 opinion.
- 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 16th May, 2018 formally requesting pre-application consultations with ABP. 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. Digital recording of the meeting is prohibited.

Agenda

1. Development Strategy – proposed uses in the context of site zoning, unit typology, quantum and distribution of communal facilities, internal amenity
2. Drainage issues – foul drainage; stormwater and flood impact
3. Traffic and Transportation
4. Any other matters

1. Development Strategy – proposed uses in the context of site zoning, unit typology, quantum and distribution of communal facilities, internal amenity

ABP sought further elaboration/discussion on:

- Interface with public realm and extent of commercial use off Blackthorn Road.
- Proposed elevation along Carmanhall Road.
- Quantum of larger units proposed, consider re-examining to allow for greater mix of unit sizes.
- Distribution of communal facilities – the percentage of communal open space per bed space appears to be small, consider more breakout areas on each floor.
- Sunlight/daylight analysis re. internal amenity.
- Potential impact of proposed undercroft car park on rooms at north west corner of the site.

Prospective Applicant's response:

- Issue re. ground levels on site along Carmanhall Road, lands along the frontage of the road are in the Planning Authority's ownership.
- Terraced landscaping is proposed to address the level difference.
- Will look at the active frontage along Blackthorn Road.
- Greater height is proposed at entrance, seeking to create an active corner.
- Prime Living has extensive experience in purpose built student accommodation and the proposed development has been designed to the standards of the relevant student accommodation guidelines.
- The proposed development holds the building line of the previously permitted development on site.
- Will look at the angling of windows along the north-western exterior boundary.
- Willing to work collectively with the Planning Authority before lodging the application.

Planning Authority's comments:

- Willing to work with the applicant re. interface along Carmanhall Road, note that a podium level is proposed.
- Mindful of recent ABP decision re. student accommodation at Former Blake's Motors site in Stillorgan, more communal space was required by the Board.
- Raised concerns in opinion report re. lack of daylight/sunlight analysis and potential overshadowing of amenity space which may impact on design considerations.
- The proposed development has a greater density than the previously permitted development on the site.
- Concerns re. daylight/sunlight at the proposed western block.
- Microclimate study may inform how the proposed development affects the adjoining sites.
- Consider angling of windows along the north-western exterior boundary to avoid potential overlooking.
- Willing to engage further with the prospective applicant before the application is lodged.

ABP comments re. application stage:

- Consider extent of commercial uses along Blackthorn Road in terms of creating an active streetscape.
- Quantum of larger units proposed, consider re-examining to allow for greater mix of unit sizes.
- Distribution of communal facilities – the percentage of communal open space per bed space appears to be small, consider more breakout areas on each floor.
- Consider the suitability of the location of the proposed library between café and gym facilities.
- Provide sunlight/daylight analysis at application stage.
- Elevational finishes and coloured panels – provide details re. materials/finishings and weathering, etc.
- Refer to recent SHD applications and ABP decisions re. student accommodation.

2. Drainage issues – foul drainage; stormwater and flood impact**ABP sought further elaboration/discussion on:**

- Irish Water comments dated 11th June, 2018 which refer to a Project Works Services Agreement required with the prospective applicant re. the carrying out of a network survey and flow and load surveys.
- Items raised in Drainage Planning report as contained in Planning Authority's opinion report dated 11th June, 2018, in particular flood risk assessment.

Prospective Applicant's response:

- Have met with Irish Water and were informed of those points mentioned above.
- Minor investigations are to be carried out and will enter into agreement with Irish Water.
- All items raised in Planning Authority's opinion report can be addressed.

Planning Authority's comments:

- Sandyford Tank Sewer – part of Irish Water's capital works to be carried out.
- Location of surface water sewer to be clarified at application stage.
- Willing to engage further with prospective applicant before an application is made.

ABP comments re. application stage:

- Copy of Irish Water's comments will be circulated with ABP's Opinion.
- Prospective applicant needs to be aware if any separate consent process is involved re. Irish Water capital works. An SHD application may be considered premature if any required infrastructural works rely on a separate consent process.
- Strongly advise as much agreement as possible is in place in relation to technical matters (e.g. drainage/roads, etc.) between the prospective applicant and Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.
- Ensure all drainage items raised in Planning Authority's opinion report are addressed at application stage.

3. Traffic and Transportation

ABP sought further elaboration/discussion on:

- Items raised in Transportation Planning report as contained in Planning Authority's opinion report, in particular the pedestrian crossing and cycle lane.

Prospective Applicant's response:

- Details re. pedestrian crossing arrangements were permitted under previous application on site.
- Willing to include proposed cycle lane along Blackthorn Road within application red line boundary.
- Proposed cycle lane would require consent from Planning Authority, willing to engage with the relevant department to gain consent and to work towards a collaborative design solution.
- New access to site for fire tender/waste collection will impact on the existing pedestrian crossing at Carmanhall Road.

Planning Authority's comments:

- There is an extant permission on the site, however, this proposed development will be a standalone application and details re. pedestrian crossing arrangements should be included.
- Parks Department are concerned re. the proposed cycle lane and potential impact public realm improvement works recently carried out along Blackthorn Road.
- The proposed cycle lane along Blackthorn Road may also impact on approved Part VIII road improvement works to M50 Junction 14, see Sandyford Urban Framework Plan, Map 8, Item No. 6.

ABP comments re. application stage:

- Discrepancies between the development description and proposed car parking and bicycle parking provisions within documents and drawings submitted to be clarified at application stage.
- Ensure any necessary consents are in place from the Planning Authority before an application is submitted.
- Include proposed cycle lane works within the red line site boundary at application stage.
- Ensure all transportation items raised in Planning Authority's opinion report are addressed.

4. Any Other Matters

ABP sought further elaboration/discussion on:

- Links with any 3rd level institutions.
- Description of proposed development to include demolition works.

Prospective Applicant's response:

- Have engaged with Student's Union of Ireland re. current requirements.
- Prospective applicant has extensive experience in student accommodation in Sweden and internationally.
- Demolition works are permitted under previous application; extensive conditions were attached re. demolition of existing building.

ABP comments re. application stage:

- Prospective applicant and Planning Authority should discuss demolition works as previously granted. Prospective applicant should satisfy themselves as to the most appropriate planning approach in relation to the demolition of the existing structure on site.

ABP invited parties to raise any outstanding matters.**Planning Authority's comments:**

- Microclimate study should include wind analysis as well as daylight/sunlight analysis.
- Part V is applicable as the proposed development is for residential use.
- Should permission be granted, it is recommended that a condition be included to supply Part V units off site.
- Housing Department comments received after Planning Authority's opinion report was submitted to ABP, these comments were circulated at the meeting.
- Suggest conditions in ABP decisions refer to Chief Executive's Report and not generic conditions.

Prospective Applicant's comments:

- Clarity on conditions are welcome.
- Queried if there is scope to increase height and outlined a slight change to area of plant at roof level from what is currently proposed. Will discuss further with Planning Authority.

ABP comments re. application stage:

- The Prospective Applicant is required to submit the following documentation:
 - Microclimate studies.
 - Details re. proposed building materials and finishings.
 - Details re. links with any 3rd level institutions.
 - Management Plan for term time and outside term time.
 - Student Demand and Concentration Report.
 - Landscaping Plan.
 - Demolition Plan, if included in proposed works.
 - Construction and Environmental Management Plan.

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
June, 2018