



An  
Bord  
Pleanála

## Record of Meeting ABP-302632-18

<b>Case Reference / Description</b>	Residential development of 257 apartments and all associated site services. Lands at St Teresa's, Temple Hill, Monkstown, Blackrock, Co Dublin.		
<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>	5 <sup>th</sup> November, 2018	<b>Start Time</b>	11.30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.55 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Suzanne McClure, Brock McClure Consultants
Linda McEllin, Brock McClure Consultants
Tom Sweetman, OMP Architects
Derek Murphy, OMP Architects
Lisa Rocca, Applicant
Paddy McKillen, Applicant
Bill Hastings, ARC Architectural
Eoin Reynolds, NRB Engineers
Rachel Deadman, Mitchell & Associates
John Bailey, JJ Campbell Engineers
Marcus Wallace, JJ Campbell Engineers

## Representing Planning Authority

Liam Walsh, Senior Planner
Stephen McDermott, Senior Executive Planner
Enda Duignan, Assistant Planner
Julie Craig, Conservation Officer
Aidan Ffrench, Parks and Landscape Services
Bernard Egan, Drainage Planning
Marin Danciu, Drainage Planning
Brendan McArdle, Transportation Planning

### 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 22<sup>nd</sup> October 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 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 25<sup>th</sup> September 2018 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 having regard to the specific objectives and design principles in the Blackrock Local Area Plan**
  - 2. Architectural Heritage and conservation to include rationale for deconstruction and reconstruction of Gate Lodge**
  - 3. Traffic and transportation to include movement and connectivity**
  - 4. Building Height Strategy**
  - 5. Surface Water Management and Flood Risk**
  - 6. Any other matters**
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- 1. Development Strategy for the site having regard to the specific objectives and design principles in the Blackrock Local Area Plan**

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

- Specific design objectives provided for in the Blackrock LAP in respect of the lands
- Suggested that a separate document addressing how the proposal is consistent with these objectives is provided for ease of reference

### **Applicant's Comments:**

- Agree that such a document would be useful

### **Further ABP comments:**

- Have regard to national policy in relation to height and density

## **2. Architectural Heritage and conservation to include rationale for deconstruction and reconstruction of Gate Lodge**

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

- Architectural, heritage and cultural value of existing structures on site including details on the historical and more contemporary uses of these structures
- Should consider the relationship of the burial ground in close proximity to the site to the existing structures and their associated former uses
- Justification for the deconstruction and reconstruction of the gate lodge a protected structure, have regard in particular to the Conservation Officer's report
- Proposed new location of gate lodge
- Proposed clubhouse structure behind St. Teresa's House having regard to comments from the PA

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

- Gate lodge is located on 'residential' lands and not 'open space' lands
- Acknowledge that PA preference is to have Gate lodge within park lands with the existing gates along N31 re-united with the lodge structure
- PA cannot confirm at this time if park is within their ownership hence Gate Lodge proposed to be located within applicant's lands close to Rockfield Park
- Amenable to locating the Lodge close to the avenue as referred to in the Parks Department report
- Proposed to make St. Teresa's building focus of development and create relationship to Temple Hill

- The use of material and finishes of Clubhouse in keeping with house and design response is considered to enhance the rear elevation of St. Teresa's

**Planning Authority's comments:**

- Require full photographic record of site for planning application
- Should consider re-locating gate lodge to Rockfield Park, preference to have gates and lodge reunited on one site, current proposals do not achieve this.
- Awaiting clarification regarding whether PA has full control of Rockfield Park, satisfied to have gate lodge within park even though it would constitute a material contravention
- Staggered junction at Temple Hill not pedestrian friendly, creating improved junction layout requires relocation of gate lodge
- PA outlined concerns raised by Executive during the CDP process and the proposal to include the Gate Lodge in the record of protected structures
- Proposed clubhouse building dominates St. Teresa's house, should consider removing a storey or moving building back

**Further ABP comments:**

- Robust rationale required in planning application regarding relocation of gate lodge, consider objectives of LAP
- Consider the detailed comments of the Conservation Officer regarding issue of alternatives and precedent
- Any modifications to the proposed design should have regard to the proposed design strategy for the site

**3. Traffic and transportation to include movement and connectivity**

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

- Proposed new arrangements pertaining to the access/egress on Temple Hill
- LAP provisions with regard to current avenue accommodating future development that may occur in Dunradagh
- TIA and whether it considers the potential for future development south of the site
- Details regarding requirements set out in the Transportation Department's report referred to in the planning authority's opinion

**Prospective Applicant's response:**

- Will consider and address issues raised in PA Opinion
- Proposed that the right of way to St. Catherine's will be kept in private ownership, will show in planning application

**Planning Authority's comments:**

- Pedestrian and cycle linkages to Rockfield Park to be shown to the boundary in plans
- Portion of road to be taken in charge to be shown on drawings
- Clarity needed regarding how proposal affects the existing public right of way at St. Vincent's Park

**Further ABP comments:**

- Pedestrian connectivity to Rockfield Park needs to be highlighted on plans and associated documents, show all linkages up to the boundary
- Need to consider the new junction layout at Temple Hill and ensure applicant has consent to carry out all works. If there are any public Rights of Way to be extinguished this should be resolved prior to lodging an application
- Address issues raised in PA Opinion and suggest that responses are discussed with the PA prior to lodging an application
- Consider including a Noise Report as per PA Opinion
- Address issues relating to car parking spaces shortfall having regard to local and national policy

**4. Building Height Strategy****ABP sought further elaboration/discussion on:**

- how the proposed building heights are consistent with local planning policies objectives and the Building Height Strategy in the CDP having particular regard to the PA's concern relating to height of 3 blocks identified in the PA opinion

**Prospective Applicant's response:**

- Will address concerns raised
- Documentation included an option to provide additional storey to blocks along N31 as it considered that an argument can be made for additional height in area due to location of proposed development

**Planning Authority's comments:**

- Have regard to impact on existing residential amenity impacts and provide sections
- Concern raised about residential amenity to rear of units in Barclay Court
- While the Building Strategy makes allowance for upward and downward modifiers PA considers the original proposal is the more satisfactory response having regard to provisions of LAP
- Need to have regard to topography of site
- Blocks E1 to E5 - suggest set back of upper floors to protect residential amenity

**Further ABP comments:**

- Have regard to and respond to PA's comments on height
- Robust argument required in application if higher floors are proposed having regard to the Building Height Strategy in the CDP and need to demonstrate there are no negative impacts on adjacent residential development

**5. Surface Water Management and Flood Risk****ABP comments:**

- Have regard to detailed report from PA
- Flood Risk Assessment to have regard to any displaced waters arising from construction

- Ground Investigation Report should address level of water table and provision of attenuation tanks
- Further discussions should be held with PA to ensure all issues are resolved prior to lodging planning application

**Prospective Applicant's response:**

- Attenuation tanks are being used as opposed to soak ways
- Further meeting has been set up already to discuss issues raised by PA

**6. Any other matters**

**ABP comments:**

- Ensure Part V proposals agreed with PA
- Ensure consistency between elevations and floor plans
- Clarity needed regarding provisions of winter gardens or balconies within apartments
- Consider feasibility of basement car park having regard to underlying bedrock
- Proposals relating to taking in charge to be submitted
- Suggest applicant has regard to and address all comments in PA Opinion
- Applicant to satisfy themselves with EIA Regulations and screening requirements, due to the number of units proposed and architectural heritage of the area it may be advised to submit schedule 7(a) in a standalone document as part of the application documentation

**Planning Authority's comments:**

- Ensure that all proposed residential blocks fall within zone A and not F zoned lands. Suggested overlaying blocks on zoning map for clarity

**Conclusions**

**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)

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Tom Rabbette  
 Director of Planning  
 November, 2018