



Case Description	Demolition of existing buildings, construction of 212 no. shared living spaces and associated site works. Old School House, Eblana Avenue, Dun Laoghaire, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	12 th December, 2018	Start Time	10.35 am
Location	Offices of An Bord Pleanála	End Time	12.30 pm
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Hazel Jones, Bartra (Applicant)
James Cormican, Bartra (Applicant)
Geoff Brocklehurst, HKR Architects
Stephen Diamond, Stephen Diamond Landscape Architects
Gary Lindsay, Cronin Sutton Consulting Engineers
Patricia Thornton, Thornton O'Connor Town Planning
Ciara Cosgrave, Thornton O'Connor Town Planning

Representing Planning Authority

Liam Walsh, Senior Planner
Julienne Brown, Senior Executive Planner
Enda Duignan, Assistant Planner
Bernard Egan, Senior Executive Engineer, Water & Drainage
Michael Mangan, Senior Engineer, Transportation Department

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 6th December, 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 9th November, 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- proposed uses in the context of site zoning, connectivity and public realm**
2. **Residential amenity to include layout, quantum and distribution of resident facilities, internal amenity**
3. **Visual Impact to include architectural heritage, elevational treatment**
4. **Drainage issues- surface water**
5. **Parking**
6. **Any other matters**

1. **Development Strategy- proposed uses in the context of site zoning, connectivity and public realm**

ABP sought further elaboration/discussion on:

- Proposed use, in particular at ground floor level to Eblana Avenue; creation of active streetscape given to the 'Major Town Centre' zoning objective for the site and the objectives contained within the Dun Laoghaire Urban Framework Plan
- Connectivity of the site, improving linkages from seafront to town centre as per objectives of Dun Laoghaire Urban Framework Plan
- Desire to ensure that a high quality public realm is provided for; use of ramping; desire to ensure accessibility for all; creation of an attractive space
- Quality of public open space to the east of the proposed building; landscaping plan, together with details of proposed materials should be submitted at application stage
- Whether 24 hour public accessibility will be available

Prospective Applicant's response:

- There are active uses at the ground floor level in terms of communal uses of the proposed development, which are considered to be sufficient in terms of creating active streetscape
- Communal use will also create activity
- There is no evidence that there is much footfall on the street; considered to be a tertiary street
- The communal kitchens on each level will create an active street scape
- The proposed public walkway will be gently sloped and it will have planting to soften the environment
- A ramp is not being proposed as it will require handrails
- The proposed public walkway is a transitional route, while people can gather along the route, this is not its principal objective
- To ensure continuity, in particular with the Harbour Master building, the same granite material will be used, as will the same light fittings along the route
- It can be confirmed that there is compliance with Part M
- There will be gating of the proposed route; a management company will open the gates at 6 a.m. and close it at 10 p.m.
- Discussions will take place with the Parks Department of the PA to ensure maximum width of the proposed public walkway

- The Harbour Square connection manhole issue raised by the P.A will be examined

Planning Authority's comments:

- There is a dominance of residential units on this site
- More varied mixes are needed, together with the creation of an active streetscape
- Office use is a possible solution as this will create more activity
- CGI's need to be submitted for the proposed public walkway
- More information is needed with regards to the interfaces of the proposed walkway
- The proposed route needs to be open at all times with no gating
- It is welcome that the proposed walkway will be sloped and that no mechanical lift is being proposed
- Walkways could be wider if planting is reduced and done carefully
- The addition of steps at the far end (dog leg) would be welcome and would create more active access
- At the Harbour Square connection there is a manhole which the applicant needs to examine

Further ABP comments:

- Examine the creation of an active streetscape and having regard to zoning objective, submit justification for same if ground floor uses remain unchanged at application stage
- Cross sections and CGI's to be submitted for the proposed public walkway
- Clear landscaping details are required
- Details relating to proposed finishes are important

2. Residential amenity to include layout, quantum and distribution of resident facilities, internal amenity

ABP sought further elaboration/discussion on:

- Rationale for proposed layout/format of shared accommodation and its appropriateness as a living arrangement for longer term rentals; absence of cluster format as per section 5.15 of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities
- Floor area of proposed bedrooms in the context of minimum requirements set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities; stated single occupancy in submitted documentation but provision of double bed in each room
- Queried appropriateness of long internal corridors with minimal natural light; resembles a hotel style/short let accommodation layout
- Quantum, distribution and quality of resident support facilities/services and amenities
- Submit details relating to operational management at application stage
- Standard of residential amenity for occupants of west facing, single aspect units at lower ground floor- may wish to examine whether some communal, residential uses may be more appropriate at this location

- Advised to submit an internal daylight/sunlight analysis to ensure adequate amenity for all future occupants at application stage

Prospective Applicant's response:

- A daylight and sunlight analysis has been done and will be submitted at application stage
- The proposed rooms have basic facilities which will reduce need for larger communal kitchen use
- Communal spaces have been designed for occupancy of 33%
- The rooms are 16.25 square metres with high quality finishes and facilities
- Tables 5.A and 5.B of aforementioned apartment guidelines 2018 noted- the minimum room standards are being exceeded by 2 metres with a subsequent reduction in size of communal/resident facilities; proposal meeting minimum total requirement in terms of both bedroom sizes and communal facilities but division of the spaces is being altered, insofar as the bedrooms are larger than minimum standards with subsequent reduction in floor area of communal facilities; set out as a hierarchy of spaces within the proposed development
- The building will be adapted in the future to be either work hubs or hotel rooms
- It is not suitable to be adapted to apartments
- Prospective applicant would welcome some direction from An Bord Pleanála as to whether the shared accommodation format proposed (i.e. not being provided in cluster format as per guidelines) would be acceptable

Planning Authority's comments:

- Layout is such that long corridors are very dominant
- The lower ground communal space needs further examination
- There needs to be an explanation as how this building will be developed in the long-term after the covenant agreement expires

Further ABP comments:

- Re-examine the layout of the proposal, including the use of long corridors and one communal space at one end of proposed building ; justification will be required for proposed format
- Quantum/location of communal facilities on each floor
- A daylight and sunlight analysis should be submitted
- Schedule of floor areas for each unit to be submitted at application stage
- Address compliance with Tables 5A and 5B
- The shared living accommodation is a new form of accommodation model to Ireland and this proposal, being one of the first of such models will set a benchmark for future developments
- A high-quality design is imperative

3. Visual Impact to include architectural heritage, elevational treatment

ABP sought further elaboration/discussion on:

- Acknowledged number of Protected Structures/buildings of note in vicinity, together with extant permission on site
- Concerns raised in relation to elevational treatments
- May need to re-examine elevational treatments of proposed development, for example elevational treatment of proposal adjoining Eblana Club, in particular the extent of blank western elevation; that to the north backing onto the Harbour Master Lodge and elevations when viewed from Marine Road
- Further details required in terms of proposed materials- high quality, durable materials required at this location

Prospective Applicant's response:

- The elevations offer a glimpsing view
- Elevations are stepped; colours of proposed materials fit in with surrounding buildings
- There is planting and a green wall to soften the northern elevation, which will improve the public realm
- Tegral panels are the cladding material proposed
- Elevation to the Marine Road is most visible and this is being re-examined
- Some existing buildings will be demolished
- There are no Protected Structures being demolished

Planning Authority's comments:

- There are issues with regards elevational treatment of proposed development, as set out in PA opinion
- Eblana streetscape, Eblana Club and Protected Structures will be impacted from the development
- The northern elevation is dominant and planting/green wall is not an acceptable solution

Further ABP comments:

- Elevational treatment requires further examination
- The quality of the entire package needs further examination
- The view from Sussex Street of the proposal is prominent and this needs to be taken into account
- Submit justification for demolition of existing buildings on site
- CGI'S are very important for clarity in this instance

4. Drainage issues- surface water

ABP sought further elaboration/discussion on:

- Outstanding drainage issues as per PA opinion

Prospective Applicant's response:

- Existing drains are connected to adjoining lands

- The rights from adjoining landowners have been bought and letters of consent can be produced
- Further discussions to take place with the PA on any outstanding issues

Planning Authority's comments:

- The permission regarding 3rd party lands need to be resolved
- Green roof proposals need more clarity
- Further discussions to take place with the applicant on any outstanding issues

Further ABP comments:

- Further discussions to take place between the prospective applicant and PA regarding issues raised

5. Parking

ABP sought further elaboration/discussion on:

- Number of proposed parking spaces

Prospective Applicant's response:

- The number of parking spaces can be reviewed
- There are a number of GoCar spaces in the wider area
- A mobility plan will be submitted

Planning Authority's comments:

- The layout of the proposed car parking spaces needs to be clear
- There are 4 visitor, 1 disabled and 1 GoCar spaces being proposed
- Consider how these spaces are to be managed
- There needs to be more than one set down area
- Look to providing more than 1 GoCar space

Further ABP comments:

- Justify the number of proposed parking spaces
- Submit a mobility plan
- Liaise with PA in this regard prior to lodging application

6. Any other matters

ABP comments:

- Noted that Part V is not being provided for
- Submit a waste management plan
- Need clarity regarding any areas to be taken in charge
- The public notices have to include information regarding the demolition of buildings
- Advised that there is no provision for further information at application stage, all details to be submitted at application stage; ensure consistency between documentation submitted by various consultants

Prospective Applicant's response:

- Part V does not apply to this development
- The communal walkway should not be taken charge
- There is drainage underneath the communal walkway, queried would this be taken in charge?
- Gym ventilation and acoustic noise measurements will be submitted
- The structural wall beside the gym room will be examined

Planning Authority's comments:

- PA Housing Section is of the opinion that Part V does apply to this development
- Preference for communal walkway to be taken in charge
- The surface of the communal walkway can be taken in charge but not the drainage underneath
- Gym ventilation and acoustic noise measurements need to be submitted
- The structural wall beside the gym room needs to be examined
- Ensure compliance with Tables 5A and 5B of aforementioned guidelines

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 **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
January, 2019