



An
Bord
Pleanála

Record of Meeting

ABP-303165-18

Description	343 no. residential units, Cualanor, Glenageary Road Upper, Dun Laoghaire, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	25 th January, 2019	Start Time	11.30 a.m.
Location	Offices of An Bord Pleanála	End Time	12.25 p.m.
Chairperson	Tom Rabbette	E.O.	Nichola Meehan

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Nichola Meehan, Executive Officer

Representing Prospective Applicant:

Joe Cosgrave, Cosgrave Developments
Stephen Manning, MCORM Architects
Mark Craven, MCORM Architects
Axel Hens, Mitchell & Associated
Darragh Aiken, Waterman Moylan Consulting Engineers
Maria Lombard, RPS Planning.

Representing Planning Authority

Liam Walsh, Planning
Julienne Brown, Planning
Emma Nevin, Planning
Dermot Fennell, Transportation
Marin Danciu, Drainage

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 11th January 2019 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 5th December 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. Building Height**
- 2. Residential Amenity**
- 3. Tenure Type**
- 4. Any other matters**

1. Building Height

ABP sought further elaboration/discussion on:

- Rationale for the height of the proposed development
- The potential to increase the height having regard to the Urban Development and Building Heights Guidelines, 2018

Prospective Applicant's response:

- The proposed development must tie in with the overall masterplan and what has previously been approved

- Possible to increase the height having regard to the Guidelines
- Any increase in height could possibly take place around the park
- Appropriate level of car parking to be considered
- Must be cognisant of the relationship of the existing development with the proposed development including Block 5 which is a focal building
- Must also be cognisant with the existing residential development

Planning Authority's comments:

- Comfortable with height proposed but not adverse to increase
- Concurs with the prospective applicant in relation to the location fronting onto the park for a possible increase in height.

Further ABP comments:

- Knock on impacts to be taken into account e.g. overshadowing and car parking
- Provide a document to frame argument/rationale to go higher or to stay as is

2. Residential Amenity

ABP sought further elaboration/discussion on:

- Provide particular location of residential amenities
- Potential occupancy on each apartment will assist in working out the amenity.
- Realistic approach to higher densities

Prospective Applicant's response:

- Apartments will face onto other apartments with a separation distance of 21 metres across a communal area
- The apartments will provide for four-person occupancy which requires a standard 73 sq.m

Planning Authority's comments:

- Any increase in height is not to result in overlooking
- Does not consider the proposed development detracts from residential amenity

Further ABP comments:

- Amenity space to be within the required standard

3. Tenure Type

ABP sought further elaboration/discussion on:

- Queried whether the proposed development would be a build to rent scheme

Prospective Applicant's response:

- Not a build to rent scheme in accordance with the guidelines

4. Any other matters

Drainage

- No essential changes
- Ensure drawings in good order and correct
- If any issues to revert to the planning authority

Transport

- Provide for visitor car parking, electrical operated vehicles and bicycle parking

Further ABP comments:

- The prospective applicant was advised to use the planning authority's detailed opinion as a reference point
- Any issues to go to the planning authority to ensure the planning application is in order

ABP comments:

- EIS screening report to be considered. Standalone report and the structure of the report to kept as close as possible to the regulations/guidelines

Applicants Comments:

- Clear drawings to be provided
- Height issue to be dealt with
- To refer to the Urban Development and Building Heights Guidelines, 2018

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
February 2019