



An
Bord
Pleanála

Record of Meeting ABP-303694-19

Case Reference / Description	Demolition of existing building, construction of 229 no. apartments and associated site works. Leisureplex Stillorgan, Old Dublin Road, Stillorgan, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	20 th March, 2019	Start Time	12.15 pm
Location	Offices of An Bord Pleanála	End Time	2.30 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Peter McKenna, Applicant
John Spain, John Spain Associates
Blaine Cregan, John Spain Associates
Conor Kinsella, O'Mahony Pike Architects
Joe Gibbons, Waterman Moylan Consulting Engineers
Axel Hens, Mitchell Associates Landscape Architects
Bill Hastings, ARC

Representing Planning Authority

Louise McGauran, Senior Planner
Shane Sheehy, Senior Executive Planner
Anthony Kelly, Executive Planner
Claire Casey, Senior Executive Engineer

Ruairí O'Dualaing, Parks & Landscape Services
Bernard Egan, Drainage Planning
Johanne Codd, Drainage 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 6th March, 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 8th February, 2019 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. Stillorgan Local Area Plan 2018-2024; design and layout of residential development; interaction with Dun Laoghaire Rathdown County Council lands to the east
2. Impacts on Visual and Residential Amenities
3. Roads and transportation issues; vehicular access; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision
4. Drainage and Flood Risk
5. Any other matters

1. Stillorgan Local Area Plan 2018-2024; design and layout of residential development; interaction with Dun Laoghaire Rathdown County Council lands to the east

ABP sought further elaboration/discussion on:

- Site specific framework
- Land under PA ownership, limited information available
- Issues raised in PA Opinion

Prospective Applicant's response:

- Part 8 scheme well developed, just awaiting Department approval
- Level changes between 2 sites, both schemes complimentary, no connections being provided
- Certain constraints on both sites
- Application for proposed development expected to be lodged before Part 8 finalised, only information approved by PA will be submitted with the SHD application
- Legal agreement governing both sites
- Change in wording between draft and adopted plan in relation to public realm
- Pedestrian link through PA site, proposed upgrade along St. Laurence's Park, will engage with PA regarding upgrades, some land in 3rd party ownership
- Proposed development being brought to street edge. The diagonal pedestrian connection through the site cannot be provided in accordance with the Stillorgan Village Area Movement Framework Plan as it is not compatible with any reasonable development of the site.
- Proposed development will be accessed from 3 sides, informal discussions with commercial property owners regarding proposals
- Upgrades being carried out by prospective applicant will be included in redline site boundary
- Proposals will be clear in relation to what is being delivered and how it integrates with other schemes
- Further discussions with PA regarding finishes and landscaping

Planning Authority's comments:

- PA lands, currently working with Department to provide social housing and library, 2 storey library with 5-7 storey above, 9 storey element facing the N11. Part 8 details are not currently publicly available
- Issues raised in PA Opinion relating to impacts relate to both PA and privately owned sites
- Parks and Landscaping propose to retain trees along N11
- Permeability through proposed site, public realm important regarding its integration with adjoining site and village
- Concern with quantum/scale/height/density having regard to LAP, plot ratio exceeds LAP
- LAP provides for landmark building
- Have regard to achievement of community gain
- Issues relating to level changes on proposed site as the DLRCC lands will be at a lower level

- Have regard to daylight/sunlight due to orientation and impacts on adjoining sites
- Lack of open space provision in Stillorgan, therefore, financial contribution not appropriate
- Not all of the site area will be taken in charge by PA
- Justification in application regarding not using diagonal permeability through proposed development in accordance with the Stillorgan Village Area Movement Farmework Plan
- Have regard to courtyard interface between buildings
- Pedestrian/cycle access required to frontage of library building
- Plaza being used to accommodate change in levels rather than provision of public realm

Further ABP comments:

- Levels, heights and indicative layout should be submitted
- Include Blakes site in visual impacts to help with assessment of proposed development
- Have regard to public realm and permeability across proposed site
- Have regard to issues relating to removal of on street parking
- Have regard to upgrades and show who is delivering and timescale involved, ensure no conflicts
- Consideration in relation to materials/finishes and landscaping

2. Impacts on Visual and Residential Amenities

ABP sought further elaboration/discussion on:

- Residential amenity in relation to St. Laurence's Park
- Visual impact, height/scale in relation to PA lands
- Issue to be considered in the context of the Stillorgan LAP, development plan policy on building height and the Building Height Guidelines.

Prospective Applicant's response:

- Plan to improve streetscape and public realm
- Height matches that of PA Part 8 proposals
- LAP has specific height guidelines, Development Plan includes upward and downward modifiers
- PA have not stated if proposed development will materially contravene Development Plan
- Development passes BRE guidelines apart from 1 unit to east of proposed site along St. Laurence's Park, sunlight/daylight acceptable in terms of residential amenity, can study general form of sunlight/daylight in relation to Part 8 development
- Scale/height/density to have regard to Ministerial Guidelines

Planning Authority's comments:

- LAP parameter regarding 3 storey facing St. Laurence's Park
- Height contravening LAP
- Visual issues relate to Stillorgan village rather than N11

- Have regard to relationship between proposed development and library on Council lands

Further ABP comments:

- Shadow analysis to be submitted
- Have regard to comments in PA Opinion
- Consider how to address issues in relation to contravention of building height policy, if applicable, before lodging application.
- Address impacts on amenities
- Ensure high quality finishes are used

3. Roads and transportation issues; vehicular access; interaction with the adjacent public transport corridor; pedestrian and cycle connections; car and cycle parking provision

ABP sought further elaboration/discussion on:

- Proposed roads layout with regard to the LAP and the Stillorgan Village Movement Framework Plan
- Details of proposed parking provision
- Pedestrian connections

Prospective Applicant's response:

- Previous proposals would have included larger commercial element
- Bin collection only service proposed on St. Laurence's Park Road
- Underground parking taking advantage of changing levels on site
- Both accesses will serve residential and commercial,
- Commercial vehicles will not have access to underground parking, pull in loading bays to be provided on Dublin Road and Lower Kilmacud Road, servicing to own front door
- Will engage in further discussions with PA prior to lodging application
- High level of demand for commercial parking in Stillorgan
- Preference not to submit application as Build to Rent, application will be assessed with regard to the general apartment standards
- Car sharing to be included
- Proposed development compliant with apartment standards
- Consideration given to accessing site by car, on foot, by bike

Planning Authority's comments:

- Residents entrance from St. Laurence's Park and conflict with LAP
- Address how loading bay will work with cycle lane
- Visitor and car share to be included in designated parking
- More design detail required in relation to cycle lane, consider cycle parking proposed

Further ABP comments:

- Address issues raised in PA Opinion
- Show detail consideration of access

4. Drainage and Flood Risk

ABP comments:

- Have regard to issues raised in PA Opinion including drainage and SuDs measures

Prospective Applicant's response:

- Will engage in further discussions with PA before lodging application

Planning Authority's comments:

- Inconsistencies between landscape and drainage drawings

5. Any other matters

ABP comments:

- Address social and community infrastructure

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
April, 2019