

An
Bord
Pleanála

Record of Meeting ABP-303826-19

Case Reference/Description	116 no. residential apartments, open space, ESB substation and associated site works. Walled Garden, Gort Mhuire, Dundrum, Dublin 14.		
Case Type	Section 5 Pre-Application Consultation Request		
Date	03/03/2019	Start Time	2pm
Location	An Bord Pleanála Offices	End Time	3.40pm
Chairperson	Tom Rabbette	EO	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Gerard O Neill MCORM
Liam McCarthy- Barrett Mahony
Niall O' Byrne – Marlet
Patrick Crean – Marlet
Rob Goodbody
Steven Manning MCORM
Trevor Sadler McGill

Representing the Planning Authority:

Claire Casey – Senior Executive Planner
Joanne Codd – Executive Engineer
Julie Craig- Executive Conservation Officer
Louise McGauran – Senior Planner
Shane Sheehy- Senior Executive Planner

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 26th 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 12th March, 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. Development strategy for the site to include site history, conservation strategy, landscaping and permeability/connectivity.
2. Car parking and bicycle parking.
3. Residential amenity.
4. Drainage.
5. Future school entrance.
6. Crèche
7. Any other matters.

1. Development strategy for the site to include site history, conservation strategy, landscaping and permeability/connectivity

An Bord Pleanála required further information on:

- Address reasons for the previous refusal PL.0246252.
- Justification should be provided regarding the height of the development in terms of conservation.
- Further photomontage views should be included at the application stage including for example on the approach road and from Gort Mhuire House.
- Conservation of the walls is important in the context of the overall development strategy. Detailed CGIs and visual information should be included at application stage to address PA concerns regarding more distant views.
- In terms of permeability and connectivity, landscape drawings should consider internal desire lines to apartment entrances and future potential connections to the school site.

Planning Authority comments:

- Concerns around conservation, particularly the height of the proposal in the context of the walled garden.
- Would be in favour of the layout.
- Scaling and massing is important and agree with an Bord Pleanála that more distant views from different locations should be included with the application
- Conservation of the fountain is important and there may be an opportunity to restore this structure.
- More soft landscaping around the centre of the scheme would be preferable.
- Could be potential to create linkages from the site to the school.
- Concerns around pedestrian permeability of the perimeter walkway.

Perspective applicant response:

- Have addressed issues from the previous application. The new proposal enhances the setting of the garden with good open space and views to the protected walls.
- The development is located in an urban area and density is appropriate.
- Layout was designed in way that would conserve the historical walls and preserve the outbuilding structures.
- Visual assessment will demonstrate how the development is appropriate.
- Contextual elevations will be provided.
- Will address the concerns of the Planning Authority.
- Fountain can be positioned at the centre of the development, will try and preserve if it feasible.

2. Car parking and bicycle parking.

An Bord Pleanála required further information on:

- Rational for the low level of parking on the site.
- Planning Authority would prefer 1 space per unit.
- Rational for providing Go Car facility and not providing basement parking in the context of specific conservation constraints.
- Clarification of how the car parking will be managed.
- A bike share scheme could be solution to increasing the number of bike spaces.

Planning Authority comments:

- Concerns over the lack of car storage on site as it may cause issues.
- Concerns regarding the arch entrance, may be positioned in the wrong location.
- Further justification is required in the application regarding bicycle provision, not in favour of double stacking systems.

Perspective applicant response:

- Will address the concerns of the planning authority.
- Will re-examine bicycle space allocation further in the application and consider shared bike scheme.
- Can provide a justification in the application for car parking provision, development is in close proximity to public transport such as the Luas and Dundrum Town Centre.
- Will provide full justification as to why basement parking is not provided in the context of conservation constraints.

3. Residential amenity.

An Bord Pleanála required further information on:

- Separation distances between blocks and daylight sunlight analysis.

Perspective applicant response:

- Feel the separation distance between the buildings is adequate. Note that there is an 18.5m distance.
- In terms of the north south elevations, separation distances is less.
- Have introduced windows to create sunlight and provide animation.
- Will provide drawings showing relationship between opposing blocks and will demonstrate how residential amenity will be protected.

Further ABP Comments:

- Demonstrate amenity and show relationship between the floors.
- Comprehensive analysis of sunlight daylight is needed for all blocks.

4. Drainage

An Bord Pleanála required further information on:

- Further clarification from the Planning Authority on issues raised regarding drainage.

Perspective applicant response:

- Issues regarding areas taken in charge have been resolved.
- Consultation with the PA is ongoing.

Further ABP Comments:

- Consultation with the Planning Authority is advised.

5. Future School Entrance

ABP sought further information/discussion on:

- The potential of access through to the adjacent school.

Perspective applicant response:

- Would be open to the possibility of creating a pedestrian access point through the site.
- There is currently an appeal on the adjacent school site. Note that a vehicular access could have potential impact on conservation.

Planning Authority comments:

- Have had previous discussions with DOE and would be open to discussing with them again further on the matter

Further ABP Comments:

- Address any 3rd party concerns.
- Have a clear strategy.
- Pedestrian access could be a potential.

6. Crèche

ABP sought further information/discussion on:

- Justify the reason why there will not be a crèche as part of the development.

Perspective applicant response:

- Will have a crèche audit.
- Can provide justification for not providing a crèche as there are many childcare facilities within close proximity to the development.

Further ABP Comments:

- Demand analysis should be carried out
- Justify further in the application

7. Any other Matters

ABP Comments:

- Describe purpose of media space in more detail.
- Letter of consent should be included in the application if necessary for any areas not within the applicant's control.
- Clarify any inconsistencies in the application and make sure all information correlates.

- Address if the Beech tree can be preserved.
- CGIS, photomontages are important with the application.

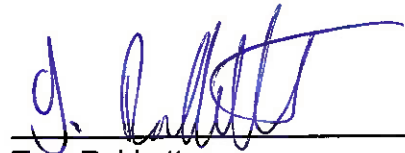
Planning Authority Comments:

- Would prefer if the Beech tree can be preserved.
- Examine fully whether it is possible to have a basement car park.
- Should engage in consultations with DOE

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

23rd April, 2019