



An
Bord
Pleanála

Record of Meeting ABP-304147-19

Case Reference / Description	268 no. apartments, creche and associated site works. Lands adjacent to "The Grange", Brewery Road, Stillorgan, Blackrock, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	9 th May, 2019	Start Time	10.00 a.m.
Location	Offices of An Bord Pleanála	End Time	11.15 a.m.
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Conor Kinsella, Mahony Pike Architects
Joe Gibbons, Waterman Moylan
Axel Hens, Mitchell and Associates
Suzanne McClure, Brock McClure
Linda McEllin, Brock McClure
Bill Hastings, ARC
Peter McKenna, Applicant

Representing Planning Authority

Ger Ryan, Senior Planner
Marguerite Cahill, Executive Planner
Ruairi O'Dulaing, Senior Parks Superintendent
Johanne Codd, Executive Engineer
Mick Mangan, Senior Engineer

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 3rd May, 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 April, 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- layout, height, elevational treatment, open space provision and permeability/connectivity**
- 2. Visual and Residential Amenity**
- 3. Parking and transportation**
- 4. Drainage matters**
- 5. Any other matters**

1. Development strategy- layout, height, elevational treatment, open space provision and permeability/connectivity

ABP comments:

- Address issues raised in PA Opinion regarding height and setback along Brewery Road, further justification for same needed in application
- Show how future landmark building will fit in with this proposal
- Have regard to the interface with the public realm
- Address access to apartments, will they have own door access
- Consider if ESB substation in correct location
- Address issues raised in PA Opinion in relation to elevational treatments and blank elevations proposed
- Consideration of Block H and optimum treatment of finishes; materials/finishes/detailing needs to be of high quality
- Consider interface with adjoining development when build out
- Submit Universal Access Plan
- Open space provision lower than required, PA Opinion have raised issues, ensure good quality open space areas, detail usability/active/passive areas
- Submit details in relation to connectivity to parks, links to Brewery Road, ensure no ransom strips in proposed development
- Detail how venting for unground car park is being dealt with
- Objective to preserve trees and woodland, liaise with PA regarding replanting proposals
- Consents to be show in relation to car park and footpaths

Prospective Applicant's response:

- Will address issues raised in PA Opinion
- Scheme designed for overall site, extracted what will be developed in future phases
- Main entrance will be from Brewery Road, which will be reorganised and reconfigured to accommodate entrance
- New frontage created onto Brewery Road, will have regard to PA Opinion
- Wall to be removed to allow permeability through site, significant green buffer from building edge of proposed development to kerb edge
- Integrated landscape between proposed development and street, addressing change in levels between proposed development and street
- Applicant has previously provided quality developments
- Prospective applicant happy to provide link to park at start of development

Planning Authority's comments:

- Concur with comments from ABP
- PA concern relating to street edge on campus style development
- Development needs to have regard to future development on the remainder of the site
- Prospective applicant to address how changes in levels will be dealt with
- Address how quality and usability of open space will be dealt with
- PA looking for link to park (in their ownership) from the outset
- Show how trees will be protected

- Submit sections through site with application
- Prospective applicant to show permeability without PA taking in charge

2. Visual and Residential Amenity

ABP comments:

- Submit the following with application:
 - CGI's, visualisations, cross sections, levels
 - Details of impacts on existing and future residential amenities
 - Daylight/sunlight analysis
 - Microclimate report
 - Impacts on residential amenity from location of car parking/bin storage

Prospective Applicant's response:

- Bridge has been removed due to change in levels
- New measures available for removing rock from sites

Planning Authority's comments:

- Have regard to Grange cottage and the high level bridge
- Consider issues relating to noise due to the removal of rock from the proposed site prior to commencement of development

3. Parking and transportation

ABP sought further elaboration/discussion on:

- Issues raised in PA Opinion to be addressed

Prospective Applicant's response:

- Rationale has been submitted in pre-application documents regarding car parking proposed
- Proposed development in close proximity to LUAS stop, along QBC
- Car parking will be managed appropriately; there are spare car parking spaces in adjoining scheme which prospective applicant had largely control over
- Prospective applicant feels that if it was considered that there would be a demand for car parking then it would be included in the proposed development, will address in application
- Car sharing companies willing to go into private developments on trial basis, can include evidence in application, car sharing can be provided at ground level as part of surface parking proposals and be available to the wider area
- Access from N11, Brewery Road and both interlinked

Planning Authority's comments:

- Lower number of cycle parking to be provided from what is proposed
- Agree with ABP regarding car parking, address in application
- Include details of existing usage of existing car parking in application
- Welcome increased density along transport links
- Issue relating to car ownership and storage
- Have regard to convenience and accessibility relating to car parking
- Lack of parking proposed in Block N

- Consider and address visitor parking and car sharing at surface level
- Clear details of emergency access to be submitted

Further ABP comments:

- Engage in further discussions with PA
- Provide parking rationale and justification if proposals remain the same and/or not meeting PA requirements
- Consider car sharing
- Address car storage, cycle parking in application
- Have regard to NPF, apartment guidelines and building height guidelines

4. Drainage matters

ABP comments:

- Have regard to submission from Irish Water, liaise and address issues raised
- Address issues raised in PA Opinion

Prospective Applicant's response:

- Correspondence has been sent to PA in response to issues raised in their Opinion
- Engaged in discussions with Irish Water who have given an undertaking that they will carry out upgrade works on N11

Planning Authority's comments:

- Address issues raised in OPW report regarding water levels

5. Any other matters

ABP comments:

- Justification in application for not including 3 bed units in proposed development
- Submit the following at application stage: taking in charge drawings, phasing, landscaping and boundary treatments, letters of consent, Bat Survey, Waste Management Plan, CGI's/visualisations/cross sections, floor area schedule
- Ensure no discrepancies in drawings
- Have regard to EIA Regulations and schedule 7(a), address comments raised in PA Opinion

Applicants Comments

- PA have raised issue with EIAR, will discuss with PA prior to lodging application

Planning Authority's comments:

- PA looking at entire site area in terms of thresholds for EIAR

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
May, 2019