



An
Bord
Pleanála

Record of Meeting

ABP-304358-19

Description	109 no. apartments, cafe and associated site works. Building 5, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th May 2019	Start Time	2.00pm
Location	Offices of An Bord Pleanála	End Time	3.15pm
Chairperson	Tom Rabbette	E.O.	Aoife Duffy

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Alan Crawford BMA Planning
Ana Rosinska, Reddy Architecture and Urbanism
Barry Teeling, Laffery Project Managers
Laura Peare , TJ O' Connor and Associates
Mike Freeny, Reddy Architecture and Urbanism
Robert Bloomer, Dundrum Retail Limited
Ray Ryan, BMA Planning
Thomas Griffin, TJ O' Connor and Associates
Tony Reddy, Reddy Architecture and Urbanism

Representing Planning Authority

Bernard Egan, Drainage Department
Ger Ryan, Planning Department
Shane Sheehy, Planning Department

Julieanne Prendeville, Planning Department
Clare Casey, Transport 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 28th 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 1st May, 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 – height and scale, materials and finishes**
- 2. Streetscape, public realm and boundary treatment**
- 3. Residential amenity, particularly with regard to daylight and sunlight**
- 4. Parking provision and management**
- 5. Drainage**
- 6. Any Other Matters**

1. Development Strategy – height and scale, materials and finishes

ABP sought further elaboration/discussion on:

- Height and scale of the proposed development
- Justification for the height having regard to the Planning Authority concerns and the guidance set out in the Building Height Guidelines

Prospective Applicant's response:

- Compact scheme, site was developed from the existing podium level
- Consider the height is acceptable having regard to the context of the development site
- Photomontages demonstrate how the development assimilates well within the area
- High quality materials and design are used in the scheme
- Steel balconies and landscaping make for a high quality and design which could act as visual marker in Dundrum Town Centre
- South facing courtyard which will get adequate sunlight
- Active frontage will benefit the site

Planning Authority's comments:

- Development doesn't comply with the height strategy in the Development Plan

Further ABP comments:

- Site is located in Dundrum Town Centre which is well serviced and has good public transport links
- Justify height levels in the application
- Ensure documents submitted address the criteria in the Height Guidelines
- Elaborate and give details on materials and finishes

2. Streetscape, public realm and boundary treatment

ABP sought further elaboration/discussion on:

- Clarify the treatment of Sandyford Road with regards to the podium edge and interface with the streetscape
- Rational for the substation location and whether an alternative location could be sought
- Location of service doors which reduce the potential for an active frontage

Prospective Applicant's response:

- Treatment of the road is a challenge due to the existing podium. Planting will be provided. Active cafe use is provided
- Will provide a green buffer and will supply further information regarding treatment along the public realm
- May be difficult to re-locate the substation, but will consider options

Planning Authority's comments:

- Would have no comments

Further ABP comments:

- Lack of detailing and information with regards to the treatment of the podium, landscape works etc.
- Further CGI'S should be included at application stage to demonstrate the treatment of the public realm particularly along Sandyford Road

3. Residential amenity, particularly with regard to daylight and sunlight

ABP sought further elaboration/discussion on:

- Planning Authority concerns with regards to daylight and sunlight analysis
- Constraints within the site acknowledged, however, opportunities to maximise amenity should be considered
- Sunlight/daylight levels are low in some of the units

Prospective Applicant's response:

- Have reviewed the issue and note that scheme is generally in accordance with the target levels
- Will review scheme further to see if levels can be improved
- Note that arrangement of cores is intrinsically linked to future operational management requirements
- Public open space area are achieving good levels of sunlight and daylight

Planning Authority's comments:

- Would have concerns regarding the level of residential amenity for future occupants
- Concerns that the layout doesn't provide enough daylight levels especially in some of the Kitchen areas
- L shape causes constraints
- Would have concerns with the design especially the length of the corridors and the number of units per core which may be exacerbating the issue
- Should re-evaluate as more could be done to make the design work better

Further ABP comments:

- Development should endeavour to comply with the standards
- Should review further the Planning Authority concerns and see if there is scope to improve sunlight and daylight access
- Should liaise further with the Planning Authority
- Note that there are constraints however, the apartments must have a sufficient level of amenity
- Notwithstanding future management, scheme will be assessed as a normal apartment development in accordance with the guidelines
- Assess overshadowing impacts to surrounding residential developments

4. Carparking

ABP sought further elaboration/discussion on:

- Quantum of carparking spaces proposed

PA comments:

- Not satisfied with the level of car parking proposed
- 1 space per unit would be minimum preferred level
- Cycle parking works well in the development. Provision should be made for short term visitors
- Residential car parking is important as there is still a need for a car storage. Consideration should be given to a reduction of commercial spaces in order to provide additional residential spaces

Prospective Applicant's response:

- There is good public transport in the area and is well served by the bus and Luas
- Will be able to justify the level of carparking for the development
- Well balanced scheme
- Envisage that development would be served by a car club scheme

Further ABP comments:

- Demonstrate parking strategy including its management in the application
- Justify at application stage the quantum of car parking spaces proposed
- Demonstrate how Car Club will work and how it will be managed
- Address any Planning Authority concerns

5.Drainage**ABP sought further elaboration/discussion on:**

- Planning Authority concerns on drainage and SUDS compliance
- Existing Slang River and the potential of flooding

Prospective Applicant's response

- Will address concerns of the Planning Authority
- 54% of development will have a green roof

Planning Authority's comments:

- Have no significant concerns regarding flooding from the river
- Acknowledge that flood works have been undertaken including installation of flood barriers

6.Any Other Matters**Further ABP Comments**

- Perspective Applicant should submit a building life cycle report
- Justify why the creche has been omitted
- Liaise with the Parks Department regarding landscaping proposals
- Clarify taking in charge
- Liaise with the PA further
- Ensure works are with the applicants legal control
- Consider measures to improve public realm along service access road
- Submit an Appropriate Assessment Screening with the Application

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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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
June, 2019