



An  
Bord  
Pleanála

## Record of Meeting

**ABP-305051-19**

<b>Description</b>	Alterations to a permitted development for replacement of Block E, F and G in lieu of the permitted. The replacement blocks will include 197 no. apartments and increase of 28 on the permitted. St Clares Convent, Harolds Cross Road, Harolds Cross, Dublin 6.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	12 <sup>th</sup> September 2019	<b>Start Time</b>	11:30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:15 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>E.O.</b>	Hannah Cullen

### Representing An Bord Pleanála:

Tome Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Shaun Thorpe, Marlet
Niall O'Byrne, Marlet
Paul Quinn, BKD Architects
Stephen Behan, BKD Architects
Patrick Raggett, OCSC Engineers
Cass Roche, PC Roche and Associates
Mary Mac Mahon, John Spain Associates

### Representing Planning Authority

Kieran Sweeney, Senior Executive Planner
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## **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 29<sup>th</sup> August 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 2<sup>nd</sup> August 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. Tenure type and scope of application**
- 2. Public Realm – Harolds Cross Road interface**
- 3. DMURS – carriageway width and updates**
- 4. Any other matters**

## 1. Tenure type and scope of application

### ABP sought further elaboration/discussion on:

- Clarity in relation to proposed tenure of the development in terms of the Apartment Guidelines 2018.
- Greater clarity in relation to the description of development and qualification as SHD.
- Documentation submitted referred to resident's amenities, but no details were provided, this information should be provided if an application is made.
- Any application should also detail the proposed alteration of other existing units granted permission, if any.

### PA Comments:

- Satisfied that it appears to be a conventional apartment scheme as opposed to build for rent.
- Questioned wording of the development description, is adding "currently under construction" sufficient?

### Prospective Applicants response:

- The development is an apartment scheme.
- An initial application was made in 2015 and was subsequently withdrawn.
- The proposal was resubmitted to the Planning Authority and was invalidated as the wording was only for 28 units.
- The red line boundary is consistent throughout and has not changed from each application made. The entire site is included within the red line boundary.
- The description of the development could be changed to "currently under construction and the increase of 220 units to 248 units".
- On the previous application the applicant was known as Kavcre St. Clare's Limited and is now known as St. Clare's GP3 Limited, this is the only other significant change in detail.
- Any active construction will continue to be enacted from that previously permitted, in accordance with compliance submissions.

### Further ABP Comments:

- Clarification of the development description is important

## 2. Public Realm – Harolds Cross Road interface

### ABP sought further elaboration/discussion on:

- The interface of the development with Harolds Cross Road and whether or not there would be any changes in this area of the application site. The documentation submitted did not detail these areas of the overall site and clarity is needed if changes are proposed.

### Prospective Applicants response:

- Drawings of the original street interface plans can be submitted and there are no amendments planned other than to blocks E, F and G.

**PA Comments:**

- Agree the applicant should submit the original drawings.

**Further ABP Comments:**

- No further comments.

**3. DMURS – carriageway width and updates**

**ABP sought further elaboration/discussion on:**

- There have been recent amendments to DMURS and a statement should be made that takes account of any new guidance.
- If there are changes to the road entrance, the revised DMURS guidelines should be referenced.

**PA Comments:**

- Should the description read “alterations to the permitted...”

**Prospective Applicants response:**

- Will take into consideration the amended DMURS guidelines.
- There is a small access road so speed will not be an issue, in any case no changes are proposed to the vehicular entrance.
- Want to emphasise that nothing is changing to the rest of the site, and this can be included in the Statement of consistency that no DMURS elements are proposed to change. The vehicular entrance will not be changed.

**Further ABP Comments:**

- Ensure the statement of consistency complies with the updated DMURS.

**4. Any other matters**

**ABP comments:**

- Unsure of the exact nature of the application, greater clarity is required.
- There may be a greater demand on amenities due to the increase in units.

**Planning Authority’s comments:**

- Report on the roads and drainage, no major issues identified.
- Green roofs need to be documented.

**Applicants comments:**

- Intend to limit the green roofs on blocks G & E., any additional surface water management/treatment will be discussed with the drainage department of the Council.
- Four outside exercise areas size will be slightly increased in scale.
- The design statement will be amended to provide a commentary on the final design outcome with reference to materials and finishes.

**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](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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
October, 2019