



An
Bord
Pleanála

Record of Meeting

ABP-305232-19

Description	611 no. apartments, 3 no. town houses, 2 no. cafes, 1 childcare facility, demolition of 1 no. existing sports & social club, change of use of Mount Errol from existing office use to private residents member's club & gym and associated site works. Former RTE Lands at RTE Campus Montrose, Stillorgan Road and Ailesbury Close, Donnybrook, Dublin 4.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	1 st October, 2019	Start Time	2:30pm
Location	Offices of An Bord Pleanála	End Time	3:35pm
Chairperson	Tom Rabbette, Assistant Director of Planning	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Daire McDevitt, Planning Inspector (observing)
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Siobhan Holohan, O'Mahony Pike Architects
Michael Hussey, O'Mahony Pike Architects
Neil Deely, Metropolitan Workshop
Luke Byrne, Dermot Foley Landscape Architects
John Hynes, ARUP
Conor McGrath, ARUP
Lucy O'Connor, Howley Hayes
Robert McLoughlin, Avison Young
Daibhi Mac Domhnaill, Cairn Homes
Jane Doyle, Cairn Homes

Michael Stanley, Cairn Homes

Jude Byrne, Cairn Homes

Representing Planning Authority

Mary Conway, Deputy Dublin City Planning Officer
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Eileen Buck, 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 **17th September, 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 **21st 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. Height Strategy and Elevational Design**
- 2. Bus Connects**
- 3. Residential Amenity**
- 4. Car Parking and Transportation**
- 5. Any Other Matters**

1. Height Strategy and Elevational Design

ABP sought further elaboration/discussion on:

- The architectural rationale for the height and massing of the units.
- Potential of more height for blocks facing Stillorgan Road.

PA Comments:

- Previous issues primarily related to the elevational treatment which are now resolved.
- Very detailed meetings took place to determine optimal height solution for the site.
- A site meeting was undertaken to demonstrate the extent and scale of the public open space.

Prospective Applicants response:

- Have had consideration for residential amenity and are aiming to create a sense of place.
- This is a flagship project for Cairn Homes.
- Permeability, amenity, scale and massing has been taken into consideration with this project.
- Key consideration is how to create a public accessible landscape.
- Inclusion of a variety of block heights for sun/daylight access.
- Height of Block 5 was modified to achieve quality open space.
- Consider that higher blocks could compromise the open space.
- Aware of the amended height guidelines and mindful to abide by them.
- The elevational strategy ties in with the height strategy.
- 7 meetings took place with the Planning Authority.
- Only 4 gardens of houses abut the site.
- Are engaging with homeowners of adjacent dwellings and more discussions will be taking place. Hope to undertake visual perspectives from these properties.
- Mindful of not wanting to effect Mount Errol House – a protected structure.

Further ABP Comments:

- Noted the detailed justification on the height.
- Appears the Planning Authority and the applicant have had significant engagement on height and elevation treatment.

2. Bus Connects

ABP sought further elaboration/discussion on:

- Has there been discussion with the National Transport Authority (NTA)?

Prospective Applicants response:

- Reached out to the NTA in 2018.
- A draft drawing was issued showing little to no effect to Bus Connects proposals as the building is set back from the boundary.

- In 2019 another conversation was had with the NTA in which they appeared happy with the boundary scheme.

Further ABP Comments:

- Document meetings with the NTA at application stage and ensure no conflict with the Bus Connects project.

3. Residential Amenity

ABP sought further elaboration/discussion on:

- Sun/daylight analysis particularly of blocks seven and eight.
- Separation distances between blocks and potential negative effects.
- Access to the balconies solely from bedrooms
- Proposed 13 units per core in the context of the Apartment Guidelines
- Discussions with the Planning Authority about treatment and views of the protected structure Mount Erroll House.

PA Comments:

- Views from Mount Erroll House have been noted and considered in design strategy.

Prospective Applicants response:

- Identified the views to and from Mount Erroll House to keep its original presence.
- High number of dual aspect units.
- Presence of offset windows to prevent overlooking between blocks in proximity to one another.
- Currently at 98% compliance in terms of sunlight and daylight and have begun reviewing other 2% with the hope to improving compliance.
- Landscaping will be used to keep the flow of people away from the corners of the blocks.
- You can access the balconies from the living room not only the bedroom.
- Possibility of introducing two lifts per core and will consider measures to address 13 units per core issue.

Further ABP Comments:

- Requirement to have 6-12 units per core (Specific Planning Policy Requirement 6). Anything outside that will need a detailed justification/rationale to be submitted.
- Ensure privacy screening for ground floor units.
- Ensure wind mitigation measures are reflected in landscaping proposals.
- Include study demonstrating relationship between opposing facades on front blocks.

4. Car Parking and Transportation

ABP sought further elaboration/discussion on:

- The high percentage of parking spaces on site.

PA Comments:

- Satisfied that the car parking/car usage will not be adding to peak time traffic.
- Note no objections from the Transportation Department regarding quantum proposed.

Prospective Applicants response:

- DCC Development Plan has a guide of 1.5 parking spaces per unit, so this was taken as a starting point. Proposed development is still below this standard at 1 space per unit.
- Site is well served by public transport.
- Not trying to discourage public transport commuting.
- The site is not a city centre location.
- It is a very walkable location, the car spaces give the person more of a choice of transport options.
- Detailed travel report drafted using census statement.
- Car storage is required.

Further ABP Comments:

- It is a well-located site so the provision of what might be considered a high volume of car parking spaces should be justified at application stage.

5. Any Other Matters

ABP sought further elaboration/discussion on:

- Boundary treatment between site and RTE campus.
- Clear pedestrian desire lines to be identified.
- Masterplan in accordance with the zoning objective.

PA Comments:

- Discussions have occurred with RTÉ, there are no intentions to release any more land, haven't engaged any further since. Site is different to other institutional landholdings as it is the intent of RTE to remain insitu.

Prospective Applicants response:

- In the masterplan, consideration given to the future use of the site.
- Have engaged with RTÉ.
- Will provide further clarity regarding masterplan at application stage.

- Pedestrian permeability has been allowed for on site.
- The shared access route can be addressed in drawings and potential future connections indicated.
- RTE require this form of boundary treatment for security reasons.

Further ABP Comments:

- Justification for boundary treatment required.
- Must be demonstrated that there is clear permeability and legibility through the site.
- Lifecycle report on residential amenity spaces and their maintenance required.
- Clarification on what the amenity spaces will be used for.
- Sustainability of the Green walls – clarity to be provided.

Conclusions:

The representatives of ABP emphasised the following:

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- 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
October, 2019