



An  
Bord  
Pleanála

## Record of Meeting ABP-305595-19

<b>Description</b>	125 no. Build to Rent apartments and associated site works. Lands at Bonnington Hotel, Swords Road, Whitehall, Dublin 9.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	21 <sup>st</sup> November, 2019	<b>Start Time</b>	11:45am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:55pm
<b>Chairperson</b>	Rachel Kenny	<b>E.O.</b>	Hannah Cullen

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Padraig Owens, Roseberry Investments Limited
John Fleming, JFA Architects
Mark Lacey, JFA Architects
Seamus Nolan, NRB Consulting Engineers
Gordon Poyntz, Lohan & Donnelly Consulting Engineers
Richard Dalton, 3D Design Bureau
John Spain, John Spain Associates

### Representing Planning Authority

Siobhan O'Connor, Senior Executive Planner
Natalie de Roiste, Executive Planner
Ruth Johnson, City Archaeologist
Roisin Ní Gouda, Transport
Nicola Conlon, Transport

## **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 **6th November, 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 **10th October 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. Residential amenity for occupants and neighbours** (*including compliance with the requirements of the 2018 apartment design guidelines, the provision of shared facilities for residents and the impact on the daylight and sunlight available to neighbouring apartments.*)
- 2. Access and parking** (*including the pedestrian facilities linking the proposed apartments with the QBC on the Swords Road, footpaths around the scheme and links to the adjoining sites, security of bicycle parking, access for service vehicles, potential impact from the bus and car parking that would be displaced from the site.*)
- 3. Any other issues.**

## **1. Residential amenity for occupants and neighbours**

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

- Compliance with the requirements of the 2018 apartment design guidelines.
- Provision of shared facilities for residents.
- Impact on the sun/daylight available to neighbouring apartments.
- Elaborate on the proliferation of the 2 bed 3 person units.

### **Planning Authority's Comments:**

- Characterisation of 3 and 4-person bed units and their layout.
- Compliance with the sun/daylight standards, expand on how the adjoining properties light is affected.

### **Prospective Applicants response:**

- Use of a chevron shape for the buildings to address the space between the proposed apartment blocks and the existing one to the east. This resulted in a smaller second bedroom for some of the apartments although their overall size is generous
- 1 or 2 apartments were previously more cramped however that has since been adjusted.
- The layout of the proposed blocks mirrors that of the existing neighbouring block at Grace Park Manor. An acceptable standard would be maintained for the neighbouring apartments using the vertical sky component (VSC), this is an accepted method in the BRE guidelines.
- Further studies of daylight and sunlight have been done and they will be submitted at application stage.
- Proposed ideas for the shared facilities include media room, private dining/function area, coffee stop.
- Generous external space on this site at the south end so, area with most sun shine time.
- Previously considering rooftop amenity however fire safety concerns.
- Quality gym and swimming pool located in the adjacent Bonnington Hotel.

### **Further ABP comments:**

- Include an review of uses of the facilities at application stage.
- Adaptability of the shared facility rooms is important, explore different uses provided in other developments to get best use of the spaces.

### **Further planning authority's comments:**

- Ensure justification is submitted at application stage listing the uses of the shared facilities and differentiating between what is public or communal space.

## **2. Access and parking**

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

- Footpaths around the scheme and links to adjoining sites.
- Bicycle parking.
- Access for service vehicles.
- Impact of loss of car/bus parking spaces currently on site.
- Electrical charging

**Planning Authority's Comments:**

- Reduced ratio and management of the carparking needs to be justified.
- Currently an application with the planning authority regarding the hotel, not yet decided.

**Prospective Applicants response:**

- The development lies near a proposed BusConnects corridor.
- There are pedestrian crossings on either side of the entrance to the site.
- Scheme would not be gated
- Under 0.5 parking spaces allocated per apartment.
- Car Parking occupancy surveys have been taken in the hotel and surrounding area, will submit at application stage.
- Management of the car spaces will be addressed at application stage.
- Enough room in front of the hotel to facilitate bus turnabout which will not affect the pedestrian pathway to the proposed development
- Electrical charging will work well with the scheme in the undercroft/basement parking.
- Use of double stacked bike parking, provision of 150 spaces (80 secured private and 70 for visitors) along with Sheffield bike stands, all details will be provided at application stage.

**Further ABP comments:**

- Planning authority has submitted a detailed report, ensure any concerns raised are addressed.
- Show the potential new developments surrounding on map at application stage.
- Provide an assessment on how the development could affect the hotel.
- Future proofing for electrical vehicle charging.
- Smaller areas of bicycle parking seem to work better for security measures.

**Further planning authority's comments:**

- Consideration for pedestrian facilities to the Swords Road as the current link it is very car dominated, connections to Grace Park Road would be very useful.
- Demonstrate the access points for emergency vehicles at application stage.

**3. Any other issues****ABP sought clarification on –**

- Archaeological issues relating to the former institutional uses, should be fully addressed in application documentation to avoid unnecessary delays, DAU will be consulted on application

**Planning Authority's comments:**

- Position on archaeological potential is as set out in the planning authority's written submission
- Has dual aspect improved?
- Look at the permission recently granted by ABP for housing development (ABP-304061-19) in relation to T.I.I and port tunnel queries.

**Further applicants' comments:**

- Currently at 41% in relation to dual aspect, there is a high daylight standard provided in this scheme and open plan apartments which brightens the rooms.

- Are satisfied that the guidelines are being met but will address rationale at application stage.
- Engaged with the T.I.I. once, any comments given have been addressed and will be included at application stage.
- Will view recently granted developments in the area.

**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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Rachel Kenny,  
Director of Planning  
December, 2019