



An  
Bord  
Pleanála

## Record of Meeting ABP-305781-19

<b>Case Reference / Description</b>	204 no. Build to Rent/Shared Living and associated site works. 348 Harolds Cross Road, Dublin 6W.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	12 <sup>th</sup> December 2019	<b>Start Time</b>	11:05 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:35 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Fiona Fair, Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Kealan McCluskey, AAI Kenilworth - Client Representative
Glen Barry, Shipsey Barry
James Brant, CRM
Denis O'Sullivan, MMOS
Gerard Van Deventer, DKP
Jasmine Van Deventer, DKP
Tom Phillips, TPA
Julie Costello, TPA
Michael Moran, TPS Traffic

### Representing Planning Authority

Mary Conway, Deputy Dublin Planning Officer
Heidi Thorsdalen, Senior Executive Planner
Kiaran Sweeney, 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 25<sup>th</sup> 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 29<sup>th</sup> 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. Principle of Development (Shared Accommodation): Location, distance from city centre, residential zoning objective (Z1) 'To protect, provide and improve residential amenities'.**

2. **Development Strategy for the site, including urban design considerations such as the scale, height, bulk and mass of the block; interface with the public street, Laundry Lane and adjoining properties to the north and south and architectural treatment.**
3. **Residential Amenity: Size of bedrooms proposed.**
4. **Transportation Strategy (to include inter alia car parking strategy/ service access/ cycle parking).**
5. **Site Services**
6. **Any other matters**

1. **Principle of Development (Shared Accommodation): Location, distance from city centre, residential zoning objective (Z1) 'To protect, provide and improve residential amenities'.**

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

- Rationale for the principle of the development (Shared Accommodation) on the subject site
- Location of the proposed development / distance from the city centre
- Available transport links

**Planning Authority's comments:**

- This is a brownfield site
- Build to rent is not appropriate for this location
- Concern as to the precedent which could be set throughout the city, in the event that permission is granted.
- Open to shared living but not at this location
- Conventional apartment scheme would be more suited at this location and this would allow for downsizing
- A more central location for shared accommodation would be more suitable / preferable.
- There is no major employment in this area
- Public transport is limited to use of bus

**Prospective Applicant's response:**

- This is a good location for this scheme
- Demographics show a high proportion of 25-35-year olds
- 4 hospitals, schools and colleges are located within a 2km radius

- In accordance with SPPR 9 this is an inner suburban area
- There are public bus and orbital routes with future bus connects planned
- One cycle space per bed space is intended
- A number of households in the area are 1 or 2 persons

**Further ABP comments:**

- Outline the rationale for shared accommodation at this location
- Detail the available transport links
- An Bord Pleanála noted submission from CRM Management, it would be beneficial for comparable examples from across Europe to be submitted at application stage.

**2. Development Strategy for the site, including urban design considerations such as the scale, height, bulk and mass of the block; interface with the public street, Laundry Lane and adjoining properties to the north and south and architectural treatment.**

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

- Scale and mass of the proposed building
- Interface with Laundry Lane with adjoining properties to the north.
- Boundary wall
- Finishes

**Planning Authority's comments:**

- A 2.5 metre footpath is needed at Laundry Lane
- Massing at the northern façade is a concern
- Residential amenities onto the lane is a concern
- There should be a 2-metre set back
- Frontage onto Harold's Cross road is not a concern

**Prospective Applicant's response:**

- Laundry Lane is taken in charge
- It is intended that 6 units will be omitted and the height along Laundry Lane varied.
- The northern façade will be re-examined
- Massing will be addressed

- The proposed development would give rise to a de-intensification of the lane from its current use.
- Bicycles and emergency vehicles, only, will access the laneway
- It is considered that footpaths and or a 2 m set back along laundry lane is not required. But this can be looked at again.
- There will be a swept path analysis for emergency vehicles
- Units have been raised to between 1 – 1.5 metres at ground level and the street frontage enlivened to include low hedging / planting and railing.
- A masterplan for the wider area will be carried out and submitted
- The boundary wall will be removed in part to enliven the street frontage
- Varied and revised material pallet and finishes will be used

**Further ABP comments:**

- Outline the interface with Laundry Lane
- The treatment along the southern boundary contains windows, right up to the boundary with third party lands.
- Could an issue arise with respect to maintenance or possibility of future development on lands outside the control of the applicant?
- Provide detailed cross sections

**3. Residential Amenity: Size of bedrooms proposed**

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

- Size of proposed bedrooms in relation to the apartment guidelines
- Orientation and lighting of the bedrooms
- The need to safeguard higher standards. In the interests of sustainable and good quality urban development the guidelines should be applied in a way that ensures delivery of not build down to a minimum standard.
- The Guidelines recommend that the majority of all apartments in any conventional apartment scheme of 10 or more apartments shall exceed the minimum floor area standard by a minimum of 10%
- It was highlighted that approx. 10% or only 21 of the 204 bedrooms exceed the minimum standard by 10%

**Planning Authority's comments:**

- Standards must be followed
- It's important that there is a balance between room sizes and shared amenities

**Prospective Applicant's response:**

- The size of bedrooms will be looked at again
- Communal areas are above standard. There needs to be a balance between bedroom sizes and the provision of quality, facilities and services offered within the communal space.

**Further ABP comments:**

- Justify the size of bedrooms
- Show examples of bedroom sizes in other shared accommodation developments
- Clarify the percentage of light for bedrooms
- Identify the number and size of north facing clusters

**4. Transportation Strategy (to include inter alia car parking strategy/ service access/ cycle parking).**

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

- Cycle parking spaces
- Car parking strategy
- How one car club space will facilitate travel demands.
- Potential for over spill car parking within surrounding streets

**Planning Authority's comments:**

- Cycle provision is important due to the lack of public transport
- Cycle provision and ease of access
- More information is required on potential model split
- There is a need to identify the type of occupant. Would perspective residents / occupants be likely to come in a car (car drop off) how would this be facilitated ?
- There is a 0.7 ratio requirement for car parking per apartment closer to the city centre.
- Informal overspill would be an issue.
- Car ownership is 60% in the area
- Questions the principle of the development at this location.

**Prospective Applicant's response:**

- Cycle parking spaces will be increased
- A mobility and construction management plan will be carried out.
- Traffic and transport will be taken into account
- Potential for overspill parking will be examined
- Car ownership is low for this area due to single occupancy
- 60% car ownership is for family houses

**Further ABP comments:**

- Justify the number of cycle parking spaces
- Submit a rationale for the car parking strategy

**5. Site Services**

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

- Surface water management

**Planning Authority's comments:**

- Information is needed regarding loading bays
- Potential for conflict with other road users including pedestrians.

**Prospective Applicant's response:**

- Drainage attenuation will be in line with Council requirements of 2 litres per second
- There will be a SUD's masterplan
- Surface water connection will be addressed
- A swept path analysis will address outstanding issues in this regard.

**Further ABP comments:**

- There is no provision for further information at application stage
- All issues with site services need to be resolved for application stage.

**6. A.O.B.**

**ABP comments:**

- Revised photomontages should be submitted with views from Harold's Cross road, in particular, during winter months.

- There is a need to submit an updated daylight and sunlight, shadow analysis.

**Planning Authority's comments:**

- No further comments

**Applicants Comments:**

- No further comments.

**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**

**January 2020**