



Description	Demolition of structures associated with 'White Lodge and 'Dalguise House', construction of 300 no. dwelling units (24 no. houses, 276 no. apartments), creche, conversion of 'Dalguise House' and associated site works.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th of December 2019	Start Time	14:30
Location	Offices of An Bord Pleanála	End Time	15:30
Chairperson	Tom Rabbette	E.O.	Mark Kielty

Representing An Bord Pleanála:
Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Lorraine Dockery, Senior Planning Inspector
Mark Kielty, Executive Officer

Representing the Planning Authority:

Name	Organisation	Role
Dara Holohan	DLRCC	Executive Planner
Stephen McDermott	DLRCC	Senior Executive Planner
Bernard Egan	DLRCC	Senior Executive Engineer
Marc Campbell	DLRCC	Assistant Parks Superintendent

Representing the Applicant:

Name	Organisation	Role
Bernard Doyle	Applicant	Applicant
Tony Horan	Horan Rainsford	Architect
Justin Power	Horan Rainsford	Architect
Philip McGlade	Horan Rainsford	Architect
Sean Drudy	Benchmark	Engineer
Paul Singleton	McCloys	Engineer
Michael Moran	Transport Planning Solutions	Engineer
Karlis Spunde	Dermot Foley Architects	Architect
Padraic Fogarty	Openfield	Ecologist
John Spain	JSA	Agent
Mary Mac Mahon	JSA	Agent
Andy Worsnop	The Tree File	Arborist
Brian Rainsford	HKR	Architect

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 **5th December 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 the **8th November 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) Architectural Impact Assessment:

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- This meeting takes place on the back of previous meeting for a SHD proposal for 100 no. dwellings along front of the site,
- Whilst there was a lot of information provided on the impact on the existing structures on the site, there was a lack of information in regard to clarity surrounding the character and setting of the protected structure and the adjoining Monstown ACA
- The link between the Architectural Design Statement and the Architectural Heritage Impact is missing.

Prospective Applicant's response to ABP:

- Masterplan goals include the provision of conservation features
- Consulted with Architectural Heritage Consultant and will investigate further assessment
- Plans to retain trees and historic service route add to the features of the site
- Dalguise House as a large central space and the design of apartments and landscaping was carefully considered.

Planning Authority's (PA) comments:

- Concerned with the proposed height of some of the apartment blocks
- There will be an impact on views of Dalguise House from Purbeck
- Block E, is very high and Block F and G are quite high also
- Recommends lowering the height of these buildings and have the setback in line with Block G
- While the PA understands that a precedent had been set in terms of height of buildings in Chesterfield Homes a reduction in height is recommend

Prospective Applicant's response to PA:

- As you enter the site, glimpses of Dalguise House are viewable
- In terms of height of buildings, the applicant studied a similar development at Chesterfield. The buildings proposed are lower than those at Chesterfield.

ABP further comments:

- Documentation needs to be clearer to strengthen argument at application stage
- Reasoning needs to be submitted in relation to the scale and massing of the apartment blocks.
- The applicant needs to outline clearly the impact on Dalguise House.
- The entire heritage of the site needs to be considered
- A construction management plan would need to be submitted in relation to the protected structure "Wall Garden" as work will be carried out of this rear wall

- Character and setting along with the opinions of the Conservation Officer to be considered.

2) Development Strategy for the site to include inter alia;

2a) Height, bulk and massing

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Many of the points raised re height, bulk and massing have already been discussed
- Clarification sought in relation to basement parking for Blocks D and E – not clear in documents in relation to treatment

Prospective Applicant's response:

- There is only one car parking entrance for Blocks D and E
- Design of Ventilation treatment to be considered

Planning Authority's (PA) comments:

- In terms of height, the PA acknowledges the statement of contravention with relation to height
- Acknowledges improvements made by the applicant since they met with the PA.

ABP further comments:

- Suggests address the above points when submitting application.

2) Development Strategy for the site to include inter alia;

2b) Quality and design of public/semi-public open space provision

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Specific requirements for the provision of open space
- Notes the PA's concern over the loss of trees.

Prospective Applicant's response:

- The proposed development exceeds the required open space provision by six times
- A third of the development is open space
- The proposed development incorporates the natural water stream along the front
- The plans contain large woodland walk
- The plan contains garden features around Dalguise House
- The applicant recognises the need for play areas, plans for two; one play area for toddlers, located in such a way that there would be passive surveillance and another playground for older children and teenagers – This provides a lot of play opportunities.

Planning Authority's (PA) comments:

- The PA is concerned with the loss of trees and requests clarification on how they will be protected during construction
- Notes that there is a loss of over 100 trees

- Some of the trees to be removed are category A trees and several are category B. The PA would like to see as many of these trees saved
- Recommends bond on trees
- Recognises that in terms of space, it works well in relation to the proposed and existing buildings.

Prospective Applicant's response to PA:

- Recognises that overall, several trees will be removed
- Identified the most important trees and designed the development around these trees
- Many trees won't be affected by the development.
- On a general note, the applicant is making great effort to interconnect heritage and architecture

ABP further comments:

- With regards to trees, be sure to make clear justification on the treatment of trees when submitting the application.

**2) Development Strategy for the site to include inter alia;
2c) Connectivity and permeability into adjoining sites**

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Cycle routes and vehicular connectivity into adjoining residential areas
- Clarity around this required treatment

Prospective Applicant's response:

- The applicant has identified various opportunities for impending cycle routes and to improve the overall connectivity of the proposed development.
- The residential estates adjoining the site are not taken in charge.
- There is no vehicular connections proposed

Planning Authority's (PA) comments:

- Connectivity throughout the development is encouraged

ABP further comments:

- Suggests respond to the above points when submitting application.

3) Residential Amenity:

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Daylight and Sunlight
- Potential of overshadowing over existing dwellings to the north

Prospective Applicant's response:

- Northern side houses are already heavily under shadow at the moment
- Trees will be thinned out to help improve increased sunlight in the area

- The trees in question which are to be removed are not of good quality
- The removal of trees may decrease the chance of anti-social behaviour
- Letters of support from the residents of the area can be made available by the applicant
- For the overall development, the open space works in such a way that sunlight will be present at all times somewhere within the site
- There will be a residential amenity building in Block E – Gym, multi-purpose rooms, small community room.
- Gate lodge at the front of site becomes the manager's/conceirge's office

Planning Authority's (PA) comments:

- The PA would need to look at this proposal in greater detail
- Winter shadowing between apartment blocks to be assessed.

ABP further comments:

- Suggests address the above points when submitting application including the submission of a sunlight and daylight analysis and compliance with any BRE standards

4) Biodiversity:

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Views and trees dealt with earlier – seeks further comments if any

Prospective Applicant's response:

- No further comments to make

Planning Authority's (PA) comments:

- Encourages that views be maintained as much as possible, in particular, with relation to Dalguise House

ABP further comments:

- Suggests address the above points when submitting application.

5) Drainage matters:

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Ask the PA or applicant if they have any comments to make re: drainage

Planning Authority's (PA) comments:

- Seeks to consult further with the applicant in detail with regards to drainage and proposals to be submitted

Prospective Applicant's response:

- The applicant agrees with the points submitted by the PA

ABP further comments:

- Liaise with the Planning Authority relating to above,
- Submit justifications in relation to drainage
- Address any issues raised

6) Any other matters:

An Bord Pleanála (ABP) sought further elaboration/discussion on:

- Advises that information in relation to Section 7A should be submitted

Prospective Applicant's response:

- The applicant agrees to submit the information
- Natura Impact Statement (NIS) to be submitted after consultation with the Conservation Officer.

Planning Authority's (PA) comments:

- PA agrees

ABP further comments:

- Liaise with the Planning Authority relating to above,

Conclusions:

- Issues raised need to be dealt with when submitting the application,
- The applicant and PA should liaise with regard to the aforementioned issues.

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 **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
December 2019