



An  
Bord  
Pleanála

## Record of Meeting ABP-305866-19

<b>Case Reference / Description</b>	161 no. Build to Rent apartments and associated site works. Lands at the former TedCastles Site, Dun Leary Road, Cumberland Street and Dunleary Hill, Dun Laoghaire, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	19 <sup>th</sup> December, 2019	<b>Start Time</b>	11.30 am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12.55 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

John White, Ted Living
Mark Forredt, Ted Living
Steve Cassidy, Ted Living
Jessica Crowley, Ted Living
Mike Martyn, Cameo
Sinead Hughes, Mola
Ralph Bingham, Mola
Patrick Field, OCSC
Nick Fenner, DBFL
Dan Reilly, DBFL
Robert Kelly, DBFL
Dave Kirkwood, Mitchell & Associates
James Slattery, Slattery Conservation

Adrian, Lynch, Mitchell & McDermott
Laura Brock, Brock McClure

### **Representing Planning Authority**

Cáit Ryan, Senior Executive Planner
Fiona Cummins, Executive Planner
Bernard Egan, Senior Executive Engineer
Marin Danciu, Senior Engineer
Dermot Fennell, Executive Engineer
Mary Hegarty, Senior Executive Engineer
Mark Campbell, Parks Department

### **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 5<sup>th</sup> December, 2018 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 8<sup>th</sup> November, 2018 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**
- 2. Car Parking**
- 3. Public Realm**
- 4. Drainage and Flood Risk**
- 5. Any Other Matters**

### **1. Residential Amenity**

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

- The purpose and use of the residential amenity spaces on each floor
- A description of the atrium space and its role in the overall design
- Roof and sky garden, access and management
- The landscape and amenity issues raised in the PA Opinion with regard to maintenance, design and usability
- Dual aspect ratio issues raised in PA Opinion

#### **Prospective Applicant's response:**

- Shared spaces and access ways are provided in conjunction with the atrium, and which will be used as a central area
- Ground floor apartments provide vistas through the atrium space to the inner courtyard
- Apartment sizes are above the minimum standards required
- Shared amenity space is provided in the atrium
- Difference in site levels, means that carpark access is from Dunleary Road at grade with no ramp access necessary
- North facing apartments won't have balconies but shared terraces are to be provided, large sliding windows combined with Juliet balconies have been considered
- Resident's amenities are provided on each floor and there will be a regime for management and prospective use
- Rooftop planting will be robust and contend with seasonal changes
- Terrace spaces have been kept to a minimum sized area as they will need to function all year round and a number of smaller spaces work better than a single large area

#### **Planning Authority's comments:**

- Address the residential amenity issues raised in the PA Opinion
- PA have concerns in relation to the none-provision of balconies in all cases, the consideration of winter gardens is encouraged
- Have regard to the exposed nature of terraces, provide detail of how these spaces will be maintained together with planting details and irrigation
- Provide more detail of courtyard play space

#### **Further ABP comments:**

- Submit a clear design rationale in the application with regard to residential amenity, internal and external
- Provide site specific landscaping and planting details in application

## 2. Car Parking

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

- Car parking proposals in the context of B2R units and the site's locational attributes, close to high quality public transport

### **Prospective Applicant's response:**

- Parking Management Strategy has been prepared, car sharing is proposed and a detailed MMP will be prepared and the car park will be actively managed
- The site is located close to high quality public transport, existing and planned
- Studies show low car usage in the area associated with other apartment schemes, car parks are used more for car storage than commuting
- EV points will be provided
- Regarding how the building will be serviced, bins will be brought through the bin lift to a serviced access area to be held until the refuse lorry arrives
- There will be no provision to bring refuse lorries into the basement car park
- Other ancillary deliveries can gain access through the car park

### **Planning Authority's comments:**

- The proposed development is well served by public transport and mostly used for commutes to work rather than other activities
- Development Plan provides car parking standards having regard to the apartment guidelines and rates outlined are encouraged
- A loading bay is preferred within the curtilage of the proposed development
- Car parking treated differently from build to sell, PA looking for 0.5 car parking space ratio

### **Further ABP comments:**

- Submit details of electric vehicle charging points in application
- Have regard to PA Opinion relating to bin collection and servicing including loading bay and detail alternatives
- Provide relevant documentation in the application to address issues raised in PA Opinion

## 3. Public Realm

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

- Extensive public realm improvements are proposed, clarify engagement with PA in terms of street design and use of materials

### **Prospective Applicant's response:**

- There is an alignment issue with the junction of Cumberland Street and Old Dunleary Road and there are no pedestrian crossings available at present
- It is proposed to provide a controlled crossing with signalised junction, footpaths to be widened and a reduction in junction radii
- Landscaping at café has been rearranged since original documentation submitted, in order to address changes in levels
- The granite stones used in the existing boundary wall will be reused in landscape treatments

- The atrium concept has been designed to pull views through from the street to the inner courtyard, making internal/external connections
- Consultation continues with ESB in relation to EV parking, more details to be provided in application including lighting proposals

**Planning Authority's comments:**

- Prospective applicant appears to be addressing issues raised in PA Opinion
- Transport Department require 2 additional on street car parking spaces
- Additional bicycle parking spaces should be provided in the public realm
- Provision of EV parking in underground carpark, show how the EV parking will be futureproofed, overground EV parking not necessary
- Full details of street lighting should be submitted and proposed decorative street lighting will not be maintained by the PA

**Further ABP comments:**

- Address the surface carparking issues raised in the PA Opinion and as far as possible agree on public realm finish materials and design

**4. Drainage and Flood Risk**

**ABP comments:**

- A combined sewer traverses the proposed site
- The PA Opinion raised issues regarding tidal flooding and the FRA
- Drainage works and flood risk assessment should be looked at in tandem

**Prospective Applicant's response:**

- A diversion of the combined sewer was previously granted
- Prospective applicant in discussions with Irish Water in order to progress works on diversion
- Part of the sewer to be replaced and construction details will show how this is to be carried out
- The FRA will be amended to reflect concerns expressed by the PA with regard to greater detail on tidal flooding

**Planning Authority's comments:**

- Irish Water Statement of Feasibility letter does not give definitive answer that proposals are acceptable; sewer diversion will be necessary in all cases
- Conditions to be attached to a decision that drainage works should be completed before construction can begin
- Address technical issues raised in PA Opinion
- Stormwater audit is required
- Show arrangements for managing pumping when works are being carried out
- Traffic Management Plan should be prepared relating to the drainage works upgrade

## 5. Any other matters

### ABP comments:

- Address issues in application relating to scale, mass and height together with Architectural Heritage, the concerns raised by the PA opinion should be addressed in the Architectural Design Statement

### Applicants Comments:

- Demolition of house on site (not a protected structure), a report will be submitted as a Material Contravention Statement with the application
- Prospective Applicant has responded to the PA comments, the atrium space is very important to the overall development as opposed to having 3 separate buildings, the current proposal just works better

### Planning Authority's comments:

- PA have had discussions with prospective applicant in relation to the character of the area and the massing and scale of the proposed building
- Key points have been outlined in PA Opinion regarding the design and massing of the scheme

## 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)

---

Tom Rabbette  
Assistant Director of Planning  
January, 2020