



An
Bord
Pleanála

Record of Meeting ABP-306091-19

Case Reference / Description	Demolition of existing dwellings, construction of 148 no. apartments and associated site works. No's. 1, 3, 5, 7, 9 and 11 Eglinton Road, Donnybrook, Dublin 4.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	24 th January, 2020	Start Time	11:30
Location	Offices of An Bord Pleanála	End Time	12:25
Chairperson	Tom Rabbette	Executive Officer	Maeve Williams

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Úna O'Neill, Senior Planning Inspector
Maeve Williams, Executive Officer

Representing Prospective Applicant:

Mark O'Donnell - Avestus Project Management
Hakeem Bader - Richmond Homes
Derek Byrne - HJLyons Architects
Patrick Raggett - OCSC Consulting Engineers
Cathal Crowe - OCSC Consulting Engineers
Stephen Diamond - Stephen Diamond Associates Landscape Architects
Chris Kennett - Landscape Architect
John Spain - John Spain Associates Planning Consultants
Mary MacMahon - John Spain Associates Planning Consultants

Representing Planning Authority

Deirdre O'Reilly – Senior Planner
Heidi Thorsdalen – Senior Executive Planner
Kieran O'Neill – Senior Executive Landscape Architect Department.
Siobhan McManus – Executive Planner
Claire Owens - Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Dublin City Council (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 10th January, 2020 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 5th December, 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**
- 2. Interaction of ground level with the streetscape**
- 3. Car Parking and use of half basement**
- 4. Flood Risk Assessment**
- 5. Any Other Matters**

1. Height Strategy.

ABP sought further elaboration/discussion on:

- Rationale for height strategy adopted.

Planning Authority's comments:

- Satisfied with the materials used and the height proposed.

Prospective Applicant's response:

- No building height guidelines when lodged the original planning application.
- The planning strategy is to give a stronger urban design response to the proposed development. The site threshold is between a suburban and city feel.
- Elevations and the new materials include brick, white and bronze finish.
- High standard of design and landscape proposed.
- Height will have a positive visual impact.
- Material contravention statement will be lodged with the application.

2. Interaction of the ground floor level with the streetscape.

ABP sought further elaboration/discussion on:

- Rationale for design approach taken in relation to the raised ground floor level of the building relative to the street and consequent considerations in relation to privacy for future residents and animation of the street.
- Positioning of the building at the corner of Eglinton and Brookvale; potential issues in relation to visual dominance, overbearance and privacy for future residents.
- Additional photomontages required to illustrate streetscapes/buildings when trees are not in leaf.

Prospective Applicant's response:

- Georgian aspect to the design in relation to cross sections and raising the floors.
- Privacy is a priority as the proposed development is located near busy roads.
- Parking is viewed as an advantage.
- Low plant hedge will act as a buffer.
- The buildings interact with passers-by and the streetscape.
- Blind windows on the upper floors, will increase glazing at upper levels where blank gable is.
- Proposing to remove three street trees and will replace with approximately 27 trees in the scheme.
- Open access will be possible to courtyard.

Planning Authority's response:

- Corner of the proposed development located close to the Burlington Road and Eglinton Road is a weak point.
- The removal of trees from Eglinton Road is not welcomed. It is advised to conserve first and add trees thereafter.
- Are satisfied with the layout of the streetscape.

Further ABP comments:

- Clarify the red line boundary of the site.
- Letter of consent from DCC required.
- Clarify the public realm works; submit a public realm plan.
- Drawings/site layout plan should clearly indicate where street edge/boundary of the building.
- Dodder Greenway and impact on public realm plan.

3. Car parking and use of halfway basement**ABP sought further elaboration/discussion on:**

- Rationale for level of parking proposed – consideration of a reduced/zero approach to car parking provision.
- Address comments of the Transportation Division.

Prospective Applicant's response:

- A reduced parking level is proposed to alleviate traffic in the local area.
- Research undertaken and car storage requirements considered.
- There are 28 secured car parking spaces at the entrance to Brookfield Road, with a bike station close by.
- Additional 21 spaces on pedestrian footpath along the Donnybrook Road and Eglington Road.

Planning Authority's response:

- Reduced provision of car parking is proposed.

Further ABP comments:

- Further consider the issues raised by the transportation division of Dublin City Council.

4. Flood Risk Assessment**ABP sought further elaboration/discussion on:**

- Submitted flood risk assessment.
- Address issues raised in DCC submission.

Planning Authority's response:

- SUDS and basement impact assessment to be further considered in line with their policy.

5. Any Other Matters**ABP comments:**

- Ensure documentation submitted is consistent and application form, schedule of accommodation and floor plans are accurate.
- Submit additional CGIs, showing the trees not in leaf/proposed planting omitted.
- Submit proposals to deal with the blank gable facing Donnybrook Road.

- Site layout to indicate clearly the boundary edge and treatment; where the footpath/public realm area begins and ends.

Planning Authority's response:

- Internal sunlight review to include external areas for example the play area.
- Pedestrian crossing on Brookvale Road. Ramp crossing and gradient.
- Not taking the footpath in charge if it runs under any buildings, as is currently proposed.

Prospective Applicant's comments:

- Will re-examine footpath and pedestrian crossing.
- Considering approach that the proposed development is not a new application but an alteration of an existing permission.

Further ABP comments:

- Previous permission would appear to be materially different to current proposal.

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 **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
February, 2020