



An  
Bord  
Pleanála

## Record of Meeting ABP-306688-20

<b>Case Reference / Description</b>	Demolition of an existing house and the construction of 102 no. build to rent apartments with all associated site works. Lands at St Michael's Hospital Car Park, Crofton Road, Dun Laoghaire, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	13 <sup>th</sup> May 2020	<b>Start Time</b>	14:30 p.m.
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	16:15 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Bryan Lawlor, Fitzwilliam Real Estate
Tony Reddy, Reddy A+U
David McDowell, Reddy A+U
Seamus O'Rourke, Muir Associates
John Spain, JSA
Rob Goodbody, Historic Buildings Consultant

### Representing Planning Authority

Michelle Breslin, Senior Executive Planner
Fiona Cummins, Executive Planner
Bob Hannan, Senior Architect
Dermot Fennel, Executive Engineer - Transportation Planning
Elaine Carroll, Executive Engineer - Drainage
Claire Casey, Senior Executive Engineer

## Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 18<sup>th</sup> March 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 LA 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 19<sup>th</sup> February 2020 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. **Conservation Impact Assessment**
2. **Justification for an increased height at this location.**
3. **Development Strategy for the site to include inter alia:**
  - **Density**
  - **Urban Design**
  - **Connectivity and permeability.**
  - **Open space provision**
4. **Impact on the existing Residential Amenity.**
5. **Impact on the Residential Amenity of future occupant's including compliance with SPPR 7 & 8 of the Apartment Guidelines.**
6. **Traffic and Transport**
7. **Drainage**
8. **Any other matters**

## **1. Conservation Impact Assessment**

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

- The Architectural Heritage Assessment
- Potential impact on Charlemont Terrace
- Treatment of building no.1 adjoining Charlemont Terrace, in particular the undercroft and vehicular access

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

- Set back and alignment with the protected structures was previously an issue
- Address the corner treatment adjoining Crofton Avenue
- Show how a transition is to be made with the terrace
- Detail set back and step up
- Building line impacts on Charlemont Terrace and the streetscape

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

- There is a seafront quarter
- The design looked to step out from Charlemont Terrace and there is a stepping in the façade on approach to the Harbour View
- The design responds to the harbour front view
- Seeking to create a greenspace along the front
- The hospital building is to the south
- The aim is to follow Charlemont Terrace
- There is set back from other buildings and the height steps up
- The vehicular entrance location has been selected for reasons of road safety
- Access along the east is a separate pedestrian access

### **Further ABP comments:**

- Examine Appendix B of the national Architectural Heritage Protection Guidelines for Planning Authorities.
- Detail any impact on Charlemont Terrace including assessment of the undercroft treatment

## **2. Justification for an increased height at this location.**

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

- Rationale for the proposed height at this location

### **Planning Authority's response:**

- Concerned with the height and scale of the buildings at this location
- Protection of key views is a concern
- The two churches are markers in this location
- Appendix 12 of the Dun Laoghaire Rathdown County Council Urban Framework Plan outlines preserving Charlemont Terrace
- The proposed building is above the county hall and the Lexicon
- Height does not meet the criteria in the national or local guidance, this is a sensitive location
- The building is not a public or civic building

**Prospective Applicant's response:**

- Height is punctuating the skyline
- It acts as a bookend at this location at the seafront quarter
- Charlemont avenue is closest to the site
- There are a number of protected structures in the area
- The two churches are still dominant
- Area at the seafront quarter has mixed heights, styles and massing
- Building sets the pace at the west and closes off the views at this end
- The Lexicon bookends the east end and the proposed building bookends the west end
- Lexicon is more dominant
- The proposed building also announces the location of the DART station
- The location of the site and design of the building can meet the criteria for a higher building.
- Taller buildings in the C18th/C19th were mostly confined to religious use structures, from the mid-C20th taller/dominant structures in the townscape tended to be commercial/civic use buildings and now national guidelines, for the C21st, allow for taller buildings with a residential use in urban areas.

**Further ABP comments:**

- The use of enhanced visuals would be useful
- Refer to the building height guidelines and DLRCC height assessment
- Justify the height at this location and why this location for this height has been chosen
- Examine the potential and/or justification for a material contravention

**3. Development Strategy for the site to include inter alia:**

- **Density**
- **Urban Design**
- **Connectivity and permeability.**
- **Open space provision**

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

- The proposed density on the site
- Urban design and connectivity

**Planning Authority's response:**

- This area can take a high density but must be in the context of appropriate design
- The additional 3-4 storeys provides 8 additional apartments and if removed the proposal would not be an SHD application (i.e. less than the 100 unit threshold)
- This area has a strong cultural context with civil and ecclesiastical buildings
- Urban design and open space needs to be detailed
- The site location has good access to transport services

**Prospective Applicant's response:**

- Density is c. 300 units to the hectare
- Given its location, the site can accommodate the density proposed

- The cultural context is being respected

**Further ABP comments:**

- Submit a rationale for density on the site
- Detail the urban design, including connectivity and permeability
- Outline the open space provision and configuration

**4. Impact on the existing Residential Amenity.**

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

- Impact on residential properties in the vicinity including Charlemont Terrace and Harbour View apartments
- Sensitive receptors
- Sunlight/daylight
- Overshadowing

**Planning Authority's response:**

- Access to sunlight and daylight is critical
- Modifications should be made to ensure adequate sunlight/daylight
- 14% impact on dwellings is not a significant concern
- 50% of central courtyards do not receive adequate sunlight

**Prospective Applicant's response:**

- 86% of windows have adequate daylight
- At the ground floor level there is a 14% impact
- There are gable ends on the institutional building
- This is in line with the BRE guidelines
- Windows at the centre of the gable end are onto secondary spaces
- Windows at the sides of the gable are less impacted
- Central courtyards have higher terraces to compensate

**Further ABP comments:**

- A detailed assessment of the potential impact on neighbouring properties is required
- Specify any apartments which are being impacted

**5. Impact on the Residential Amenity of future occupant's including compliance with SPPR 7 & 8 of the Apartment Guidelines.**

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

- The number of proposed dual aspect units
- Compliance with SPPR 7 & 8 for compensatory amenities
- Compliance with the standards in other SPPRs of the apartment guidelines not specifically included in SPPR7 & 8

**Planning Authority's response:**

- Outline the amenities proposed
- There is no provision of residential amenities in building no.2
- What are the proposed spaces and explain their uses and quantify

- More amenities could be provided on the ground floor

**Prospective Applicant's response:**

- 66% will be dual aspect
- The projecting windows along the east of the building will not be counted towards any dual aspect calculation
- 14 apartments do not have balconies, some are north facing towards the seafront
- There are compensatory measures including shared amenity spaces

**Further ABP comments:**

- Examine the apartment guidelines and ensure compliance with the ground floor height requirements,
- Outline any compensatory measures required for SPPR 7 & 8
- Justification if there are no balconies proposed

## **6. Traffic and Transport**

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

- Access to the rear of the site for the hospital, located beside Charlemont Terrace
- Potential shared entrance as per the urban framework plan

**Planning Authority's response:**

- No basement is being proposed
- Site will result in the loss of public car parking

**Prospective Applicant's response:**

- The western entrance is the safest option for vehicular access
- The access to the east of the site cannot be achieved as the lands are in private ownership and part of the Harbour View apartments.

**Further ABP comments:**

- Outline and justify why the western entrance was applicable and access to the east cannot be achieved.

## **7. Drainage**

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

- Q bar and surface water

**Planning Authority's response:**

- Agree with the scheme in principle
- More detail regarding the Q bar is required

**Prospective Applicant's response:**

- Discharge rate and Q bar are to be agreed

**Further ABP comments:**

- Outline and address any outstanding issues

- There is no further information sought at application stage

## 8. Any Other Matters

### Planning Authority's comments:

- No further comments

### Prospective Applicant's response:

- No further comments

### Further ABP comments:

- Outline proposed public lighting

## 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  
June, 2020