



An  
Bord  
Pleanála

## Record of Meeting ABP-306829-20

<b>Case Reference / Description</b>	241 no. student accommodation bedspaces and all associated site works. Former Victor Motors Site, Goatstown Road, Dublin 14.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	19 <sup>th</sup> May, 2020	<b>Start Time</b>	2.30 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	4.15 pm
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

### Representing Prospective Applicant:

John Spain, JSA
Rob Keane, Reddy Architecture
Lisa Wynn, Reddy Architecture
Meadhbh Nolan, JSA
Brian Mahony, Barrett Mahony Consulting Engineers
Charlie O'Reilly Hyland, Applicant

### Representing Planning Authority

Ger Ryan, Planning
Shane Sheehy, Planning
Eoin Kelliher, Planning

Claire Casey, Transport
Elaine Carroll, Drainage

## **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 7<sup>th</sup> May, 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 6<sup>th</sup> March, 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. Height, Quantum and Scale of Development with Regard to the Goatstown LAP, Development Plan Policy and National Planning Policy**
- 2. Impacts on Visual and Residential Amenities**
- 3. Quality of Student Accommodation, Open Space and Ancillary Facilities**
- 4. Vehicular Access, Car and Cycle Parking**
- 5. Surface Water Drainage issues as raised by Dun Laoghaire Rathdown County Council Drainage Planning Section**
- 6. Any other matters**

1. **Height, Quantum and Scale of Development with Regard to the Goatstown LAP, Development Plan Policy and National Planning Policy**
2. **Impacts on Visual and Residential Amenities**  
**Items 1 and 2 were dealt with together**

**ABP Comments:**

- PA Opinion raises issue in relation to above
- Applicant to consider the scale and height of the development in relation to a possible Material Contravention of Goatstown LAP, policy UD6 and with regard to SPPR 3 of the Urban Development and Building Heights Guidelines for Planning Authorities, along with relevant legislative provisions for Material Contravention
- Applicant to consider previous SHD cases that were considered to be Material Contraventions of the DLR County Development Plan and the relevant policy context
- Applicant to submit details of the relationship between the proposed development and adjoining sites / buildings including elevations, cross sections, consideration of potential overlooking and overshadowing
- Applicant to submit details of external finishes including brick details

**Prospective Applicant's Comments:**

- Prospective applicant is aware of Material Contravention provisions with regard to SHD
- Possible Material Contravention of LAP to be considered in the context of subsequent County Development Plan and national policy on building height.
- PA Opinion states that height is not looked at in isolation, considered in the context of other issues
- Prospective applicant utilised change in levels on proposed site
- Trimbleston development does not allow for permeability, prospective applicant happy to provide pedestrian link, however Trimbleston is a gated development
- Prospective applicant has addressed the issue of overlooking, proposed development not causing any overshadowing of adjacent properties
- Amenity space at roof level is screened to avoid overlooking and is respectful of adjoining properties
- Prospective applicant will set out local and national policy in application
- The development will result in a localised area of height, strong architectural concept, setback proposed to 5<sup>th</sup> storey
- Prospective applicant will address visual impacts in application, expression of windows facing Trimbleston has changed

**Planning Authority's Comments:**

- Prospective applicant to have regard to issues raised in PA Opinion, site specific issues set out in LAP and compliance of development with same
- LAP sets out maximum height of 4 storeys, prevailing height of 2 storey in the area
- PA note planning history on proposed site, 1 permission granted and 1 refused
- 4 storeys appropriate for proposed site, PA considers 6 storeys excessive
- Prospective applicant to have regard to the combination of facilities proposed
- Have regard to Appendix 9 in Development Plan, Building Height Strategy, LAP policy is also applicable

- Some DLRCC LAPs allow more permissive heights, Building Height Guidelines and SPPR's are feeding into new County Development Plan
- PA has worked with prospective applicant throughout section 247 process in relation to the design
- Proposed height has increased by 1 storey since section 247 meetings
- PA concerns in relation to block to within Trimbleston to north, uncomfortable transition in scale
- Earlier iteration of the development had height centrally located, PA consider this a better approach
- PA Opinion highlighted overshadowing, overlooking and visually overbearing blank gable at Goatstown Road frontage
- Submit CGI images north to south and with adjoining development
- Submit shadow analysis including adjoining properties
- Submit conceptual drawings showing how the proposed development has evolved
- PA concern regarding northern elevation and the visual impact of same

### **3. Quality of Student Accommodation, Open Space and Ancillary Facilities**

#### **ABP Comments:**

- Prospective applicant to have regard to internal floor plans and student clusters. May consider relevant guidance in DCC Development Plan in relation to student accommodation (noting that this document does not have any status in this jurisdiction), also national standards for student accommodation.
- Daylight analysis required for habitable rooms within the development, prospective applicant to identify the specific rooms analysed.
- PA have raised issues in relation to the quality of the communal open space, both the surface level courtyard and the roof gardens.
- The facilities and amenities provided in student accommodation may be considered with regard to the specific context of the site and nearby student services / amenities, e.g. proximity to UCD Belfield campus. Prospective applicant to justify the proposed amenities at this location.
- Prospective applicant to address ongoing and long-term management of the student accommodation, including the roof gardens.

#### **Prospective Applicant's Comments:**

- In the absence of student accommodation guidance, the guidance from the DCC Development Plan was used as a point of reference
- 5-8 sq.m open/amenity space required
- Different amenity spaces proposed to meet the needs of the variety of students using the accommodation
- Satisfied with amenities proposed, will provide more details of figures proposed with regard to relevant standards rather than in report format
- Courtyard space providing bicycle parking
- Hard and soft landscaping and roof spaces proposed
- The communal open spaces are designed to cater for the requirements of differing students
- The design allows for passive overlooking of courtyards and entrance
- The proposed internal design is based on best uses of units

- Dual aspect living rooms proposed

**Planning Authority's Comments:**

- PA have concerns in relation to the proposed quantum of development having regard to the amount of open space provided
- PA have concerns regarding roof terraces, management of same and potential impacts on residential amenities
- Proposed communal facilities need to be of good quality but fall short of 12% gross floor area
- PA would prefer for communal open space to be all at ground level
- Consider incorporation of services building into the footprint of the main building
- Include DCC guidance on student accommodation as reference point

#### **4. Vehicular Access, Car and Cycle Parking**

**ABP Comments:**

- Applicant to consider issues raised by the PA in relation to the setdown area at the Goatstown Road frontage, including accessible parking.
- PA raised issues relating to quantum of car parking relative to Development Plan parking standards, prospective applicant reliant on reduced car parking and needs to justify same, including details of parking management.
- There is a Development Plan objective relating to bus corridor (QBC) on Goatstown Road but this is not included in BusConnects
- Apartment guidelines provide standards for bicycle parking but proposed development is student accommodation, prospective applicant to have regard to how ABP have dealt with parking in other student accommodation developments
- Concerns raised in relation to landscape treatment at front of proposed development, interface with pedestrian and cycle routes on Goatstown Road.

**Prospective Applicant's Comments:**

- Prospective applicant had regard to location of proposed site, linkages and mobility.
- Proposed site located close to UCD, Luas and bus corridor, site well connected having regard to DMURS
- Well connected bicycle routes, students will be made aware there will be no car parking on the proposed site
- Cycle route into UCD from Roebuck Castle entrance on Roebuck Road, cycle access to UCD also beside German school but not necessarily 24 hour access
- Sheffield stands proposed at front of building and stacked bicycle parking to rear
- Will consider landscaping proposals to front of proposed site before lodging application
- Accessible parking not in proximity to cycle parking

**Planning Authority's Comments:**

- Proposed QBC has been included in Development Plans for a number of years, not part of BusConnects
- NTA confirm radial route for Luas, Central Mental Hospital site will be opened up to provide shorter pedestrian route to Luas stop. Good pedestrian/cycle provision to Luas.

- PA have concerns regarding lack of provision for car storage
- PA would have concern regarding the distance to UCD campus, not just the entrance to the boundary
- CGI's submitted don't show parking
- Address bicycle parking, quantum of bicycle parking being provided and cycle access routes from the Goatstown Road entrance within the development.
- Include management of bicycle sharing being provided and how students will be made aware of same
- Address how the movement of students moving in and out of the proposed development will be managed
- Student accommodation always has a certain level of car parking provided
- PA have concerns regarding stacked bicycle parking, prefer Sheffield stands
- Have regard to public realm to front of proposed development and bicycle parking
- More parking could be provided if some of the services from the services building were taken into the main building

## **5. Surface Water Drainage issues as raised by Dun Laoghaire Rathdown County Council Drainage Planning Section**

### **ABP Comments:**

- Address drainage issues raised in PA Opinion including design of green roof and SUDS measures
- Address corrected calculations in application
- Ensure integration between landscaping and drainage proposals

### **Prospective Applicant's Comments:**

- Detail of foul and water supply design approved by Irish Water
- Prospective applicant has corrected calculations

### **Planning Authority's Comments:**

- 2 different details given in relation to green roofs
- PA don't accept hard surfaces on green roofs, biodiversity important part of green roofs

## **6. Any other matters**

### **Prospective Applicant's Comments:**

- Will make public realm more cohesive
- Reference made in PA Opinion in relation to Part V. Prospective applicant notes that ABP have not required Part V in other student accommodation cases where Part V is required by statutory plan but is not applicable to student accommodation.

### **Planning Authority's Comments:**

- Interface with the public realm, PA have concerns in relation to the footpath currently there and how it fits in with proposed development
- PA would prefer a soft interface at this location.

## Conclusion

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