

An
Bord
Pleanála

Record of Meeting ABP-307181-20

Case Reference / Description	101 no. apartments and associated site works. Former Europa Garage Site, Newtown Avenue, Blackrock, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	30 th September 2020	Start Time	10.00 am
Location	Via Microsoft Teams	End Time	11.10 am
Chairperson	Tom Rabbette	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Kenny, Senior Planning Inspector
Elaine Power, Planning Inspector (observing)
Irene McCormack, Planning Inspector (observing)
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Jonny McKenna, Metropolitan Workshop
Seamus Nolan, NRB
John Piggott, Cora
Richard Jolly, Ait Landscape and Urbanism
Jane Doyle, Doyle Kent Planning Partnership

Representing Planning Authority

Stephen McDermott
Enda Duignan
Tom Kilbride
Marc Campbell
Elaine Carroll

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 12th June 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 14th May 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. **Development Strategy – building height, architectural form and materiality.**
2. **Water & Drainage – matters raised in PA and IW submissions.**
3. **Transportation - items raised in PA opinion.**
4. **Any Other Business.**

1. Development Strategy – building height, architectural form and materiality

ABP sought further elaboration/discussion on:

- Building height.
- Architectural form / roof slope.
- Materiality.
- Landscape strategy.
- Proportion of dual aspect units.
- Potential for overlooking.

Prospective Applicant's Comments:

- Design response to the site context and stepping up of building height.
- Block B designed to read as two pavilion buildings connected by the central section. This picks up on the stand-alone nature of protected structures to the north and east.
- The sloping roof on Block B is an important part of overall design. The PA's suggestion to omit an upper unit would weaken the design. Sections will be included at application stage to articulate the relationships with buildings to the south.
- Note the county architect's view that the higher element at the northern end of Block B should have a lighter brick tone to respond to the seaside render of surrounding properties. However, project team feel that buff brick on southern section would be more responsive to adjoining houses. Can discuss with PA.
- Design statement responds to overlooking. Views towards adjacent properties would be oblique and at a distance. Building off lower level than surrounding properties so this will reduce impact.
- Considered that the minimum standard of 33% dual aspect would apply as the site is a central and accessible site in the town of Blackrock.
- Revised landscaping to be submitted. An increase in soft landscaping features as constraints relating to fire tender access have been resolved.
- Tram yard wall on western boundary to be retained. An important historical piece and feeds into the character of the development. Climbers to be planted on the wall and details of structural / remedial works to be provided at application stage.

Planning Authority's Comments:

- Details set out at the meeting go some way to alleviating PA's concerns in relation to the roof slope. Sections at application stage should detail the relationship with development to the south.
- Having regard to the design and details submitted, it is considered that the site can absorb the proposed height.
- DLR is considered to be an intermediate location and the PA generally seek 50% dual aspect within the county.
- Suggest further engagement with PA in relation to finishes and landscaping.

ABP Comments:

- There is a need to address all deviations from the LAP / CDP and to refer to the specific objectives. Recent case law in this regard.
- Further detail should be provided at application stage in relation to the roof detailing in the southern section of Block B. The details should address views from the south/

The prospective applicant may wish to detail how alterations would impact the overall design.

- May wish to look at recent SHD decisions in respect of dual aspect issue / overlooking issues.
- Important that any changes in terms of landscaping and drainage are reflected across all drawings / documents.

2. Water & Drainage – matters raised in PA and IW submissions

ABP sought further elaboration/discussion on:

- Matters raised in the PA and IW submissions.

Prospective Applicant's Comments:

- Further detail will be provided in relation to drainage and attenuation.
- Green roofs provided where possible. Given urban context it will not be possible to meet the 60% CDP requirement. Where green roofs are not provided the area will drain to bioretention strips.
- Design acceptance received from Irish Water.
- Balance to be achieved between quality architecture and sustainable drainage.

Planning Authority's Comments:

- Lack of information on drainage in the pre-application submission. The drainage details need to be provided at application stage.
- Green roof proposals deviate from what PA require. Note that green roofs can be provided on pitched roofs up to a certain gradient.

ABP Comments:

- Need to provide further detail in relation to surface water drainage - no provision for further information at application stage.
- Need to address the deviation from green roof standards set out in the Development Plan.

3. Transportation - items raised in PA opinion

ABP sought further elaboration/discussion on:

- Matters raised in the PA submission.

Prospective Applicant's Comments:

- Car parking provision considered reasonable given sites location and proximity to bus and train routes. Site in proximity to improved cycle network and GoCar to be provided.
- Bicycle parking in accordance with apartment guidelines, this includes Sheffield stands and some stacking in basement.
- Bins store located in basement; bins will be brought up to collection point in loading bay to front of the proposed development. Bin collections will not occur during peak times and is off the carriageway. A requirement for collection within the site would be problematic.
- Separate basement access to be provided for cyclists.

Planning Authority's Comments:

- PA would prefer 1 car parking space per unit.
- Need to address bicycle parking provision, consider increasing number of spaces, and include additional Sheffield stands.
- Engage with PA's waste management section in relation to refuse collection.

ABP Comments:

- Provide further detail / justification in relation to car parking and refuse collection. May wish to look at recent SHD decisions in relation to rate of car parking.
- Engage with the PA in relation to loss of pay parking on street.

4. Any other matters

ABP Comments:

- Address Part V issues raised by PA
- Need to submit a Childcare Demand Assessment.

Prospective Applicant's Comments:

- Will engage with Housing Department in relation to Part V.
- Childcare facility would not fall under the requirement, will carry out assessment and submit report with application which will take into account cumulative of wider area.
- Will lodge model with application to show detail of the scheme.

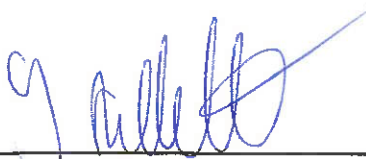
Planning Authority's Comments:

- Discuss Part V proposals with Housing Department
- Concern in relation to number of schemes being permitted without childcare. Need to look at childcare demand in wider area, and to submit robust rationale if not providing childcare facility.

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 **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

October, 2020

