



An  
Bord  
Pleanála

## Record of Meeting ABP-307311-20

<b>Case Reference / Description</b>	202 no. student accommodation bed spaces and associated site works. Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	19 <sup>th</sup> October 2020	<b>Start Time</b>	14:35 p.m.
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	16:00 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Senior Planning Inspector
Ciaran Hand, Executive Officer
Helen Keane, Executive Officer (Observing)

### Representing Prospective Applicant:

Laura Brock, Brock McClure Planning
Caitlin O'Shea, Brock McClure Planning
James Mitchel, James Mitchell
Seamus O'Rourke, Muir & Associates Engineering
Andrew Annett, Park Hood Landscape Architecture
Richard Butler, Model Works

### Representing Planning Authority

Cait Ryan, Senior Executive Planner
Bernard Egan, Senior Executive Engineer, Water & Drainage
Fran Horkan, Executive Planner
Clare Casey, Senior Executive Engineer
Elaine Carroll, Drainage



## **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 10<sup>th</sup> August 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 10<sup>th</sup> June 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. Design Strategy**
- 2. Residential Amenities**
- 3. Traffic & Transportation (Parking & Bus Connects)**
- 4. Car Parking Strategy**
- 5. Drainage**
- 6. Any Other Business.**

### **1. Design Strategy**



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

- Height, design, massing and bulk
- Relationship with adjoining uses at Baker's Corner (Public House, Community Hall 'The Forge' mixed use building)
- Interface with Holy Family Church
- Interface with the Open Space to the south.
- Layout and surface car parking
- Connectivity though the site, with adjoining lands and wider area.

**Planning Authority's comments:**

- The re-development of this site is generally acceptable
- Uses are acceptable
- The scale and proximity to the adjoining site boundary is a concern
- Church grounds are zoning objective A
- A shadow cast analysis is needed
- Outline the impact on apartments in the Forge building on Rochestown Avenue
- Show the height relationship
- Show compliance with the County Development Plan
- 4 storeys would be acceptable when there are upward modifiers
- There needs to be at least two upward modifiers
- Open space to the south is conditioned open space

**Prospective Applicant's response:**

- This site is a neighbourhood centre
- Car parking is currently dominant on the lands
- There will be 4-6 storeys
- 4 storeys at Rochestown Avenue and 6 storeys to the rear of the site
- The block to the rear of the boundary has been set back further than what is being originally proposed
- 20 meters will be the setback distance from adjacent development.
- There are active uses on all sides of the site
- Vehicular access to the rear is being retained and improved
- Kill Avenue is being opened up
- There is open amenity space to the south
- Blocks are being stepped down towards Rochestown Avenue
- Massing has been broken up further with different volumes and treatment
- Proposed material uses are being influenced by the local area
- A new link along southern boundary will be 6 metres wide
- There will be lighting and surveillance
- Connections and frontage to the church site is strong
- Public realm is being improved
- The urban design and how the buildings address the junction are seen as an 'upward modifier' under Appendix 9 (Building Height Strategy)
- The IADT campus has 4 storey buildings and a commercial building (5 storeys) in the vicinity
- There is a precedent for height in this area



- Open space at the church grounds will be examined and as will interaction with this space.
- The former Garda station is vacant.
- The proposed design will not prejudice the potential redevelopment of adjoining lands.

**Further ABP comments:**

- Set out the height rationale
- Have regard to, inter alia, the building height guidelines
- Massing and bulk may be a concern
- Clarify the nature of interfaces with adjoining uses within the applicant's ownership and those outside it that bound the site.
- Cross sections of the interface with the open space to the south would be beneficial
- Address if the development potential of adjoining lands is impacted
- Show connections to the wider area including the campus
- Linkages to the public house and community hall should be outlined
- Need to clearly set out what forms part of this application, what is permitted on the site and how the current proposal and the reconfiguration of the car park fall under the remit of strategic housing

**2. Residential Amenities**

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

- Overshadowing, overlooking (within the scheme, adjoining lands)
- Residential amenities for students

**Planning Authority's response:**

- Concerned with the impact on residential amenities
- Outline the impact of amenities on the internal spaces
- Bedrooms on the north/south axis need a sunlight/daylight analysis
- Detail the amount of sunlight/daylight into rooms
- Outline the impacts on adjoining apartments and existing residential amenities

**Prospective Applicant's response:**

- There are communal rooftop gardens
- Roof floor space is 10.1%
- All of the ground floor contains facilities for students
- This includes study rooms, laundries and a cinema
- A student management plan will be submitted
- Rooms are 7 meters deep and tall windows will be provided to these rooms
- Daylight can reach 6.2 meters into the bedrooms
- A full analysis of the east/west wing will be provided
- Daylight/sunlight analysis of adjoining sites will be detailed

**Further ABP comments:**

- Ensure the active management of roof terraces





- Show potential daylight and sunlight impacts on adjoining sites

### **3. Traffic & Transportation (Parking & Bus Connects)**

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

- Issues raised by the Transportation Division
- NTA cycle route
- Bus Connects
- Rochestown Road Reservation
- Pedestrian/cycle/vehicular conflicts and routes through the site.

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

- Show linkages to cycle routes
- Building line should be matching the existing Garda station
- Keep landscaping close to the building line
- Dedicated footpaths/pedestrian routes should be provided within the site
- Omit planting and respect the road reservation

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

- The building line will be defined, and public realm detailed
- Planting will be checked

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

- Address the DLR transportation requirements
- Outline linkages

### **4. Car Parking Strategy**

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

- Clarify the users of the existing surface car parking
- What permission is it linked to and implications its reconfiguration may have on existing uses on the holding
- Clarify car parking designated for the proposed development
- Rationale for the proposed parking provision and car parking strategy

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

- Justify the car parking strategy
- Show overall management
- Recommend 1 space per 15 bed spaces
- Show the area for deliveries
- Welcome access to Kill Avenue
- There should be 13 car parking spaces for this site
- Clarify the vehicular entrance and any potential conflicts with desire lines



**Prospective Applicant's response:**

- The car park is underused
- There is 'cuckoo parking' taking place on the site, some of the car park usage by the public is unrelated to the existing uses on the landholding
- When the car park is managed there are forty free car spaces
- Proposing an additional two spaces
- The area is well served by high frequency public transportation
- A detailed car parking occupancy report will be submitted
- Community hall is not part of this site
- There are no defined spaces assigned

**Further ABP comments:**

- The car parking arrangements and strategy need to be clear and rationale set out at application stage
- Explain how it serves the public house, community hall and The Forge Building (and uses which include residential)
- Detail what was granted in the previous permission and what are the implications arising from the current proposal.
- Show pedestrian and vehicular routes

**5. Drainage**

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

- Issues raised in the Irish water submission
- Issues raised in the Drainage Planning Division report.
- Surface water

**Planning Authority's response:**

- There is very little information regarding surface water
- Explain if there will be green roofs
- Ensure consistency in the documentation

**Prospective Applicant's response:**

- There will be a surface water strategy set out
- No outstanding issues are present
- There is an existing foul sewer to the south
- Diversions have been shown and will be detailed

**Further ABP comments:**

- Have regard to the Irish Water submission
- Clarify surface water
- There is no further information sought at application stage

**6. AOB**

**Prospective Applicant's comments:**



- Sought clarification on the status of the Deansgrange LAP

**Planning Authority's comments:**

- Have regard to public lighting report
- Confirmed that the Deansgrange LAP has recently expired

**Further ABP comments:**

- Ensure all documentation correlates and is clear at application stage.
- If a Material Contravention arises this needs to be addressed in the documentation submitted with the application.

**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  
October, 2020

