

**An
Bord
Pleanála**

Record of Meeting ABP-307355-20

Case Reference / Description	Demolition of existing structures, construction of 488 no. apartments, crèche and associated site works. Lands at St. Joseph's House for the Adult and Deaf Building (a protected structure) and adjoining lands including Marian Villa, Brewery Road (N31), Stillorgan, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th September 2020	Start Time	02.30 pm
Location	Via Microsoft Teams	End Time	04:10 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Karen Hamilton, Senior Planning Inspector
Tom Rabbette, Assistant Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Neil Colins, Homeland Projects (Applicant)
Suzanne McClure, Brock McClure Planning Consultants
Matthew McRedmond, Brock McClure Planning Consultants
Derek Murphy, OMP Architects
Rebecca Adam, OMP Architects
Tom Sweetman, OMP Architects
Paul Stephenson, Barrett Mahony Consulting Engineers
Christy O'Sullivan, ILTP Consulting
Celia Harris, Mitchell & Associates
Bill Hastings, ARC Consultants
Richard Butler, Modelworks
James Slattery, David Slattery Conservation Architects

Representing Planning Authority

Eoin Kelliher, Executive Planner
Claire Casey, Senior Executive Engineer (<i>transportation planning</i>)
Johanne Codd, Executive Engineer
Ger Ryan, Senior Planner (<i>planning</i>)

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 14th 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 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 18th 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. Height Strategy**
- 2. Development Strategy, inter alia, design of Blocks D & F, open space provision, dual aspect.**
- 3. Residential Amenity, inter alia, impact on the adjoining residential properties and the impact on the future occupants.**
- 4. Residential Standards, inter alia, compliance**
- 5. Traffic & Transport, inter alia, access & car parking quantum.**
- 6. Irish Water & Surface Water**
- 7. Any Other Matters**

1. Height Strategy

ABP sought further elaboration/discussion on:

- Note the material contravention statement submitted with the documents.
- Height strategy impacts and the adjoining residential amenity.
- Concern with documentation submitted relating to the height strategy of blocks F and G on the Leopardstown Road.
- Contravention Statement references Appendix 9 of the development plan and those upwards and downward modifiers (i.e. separation distances etc.) fails to address the frontage.

PA Comments:

- Issue with height is outlined in PA report submitted.
- Note the lack of transition from two storey to 7 stories in Block F.
- Consideration of the current streetscape and question if Block F & D are they appropriate for Leopardstown Road.

Prospective Applicants comments:

- Issues raised in the planning authority's report have been taken on board.
- Sandyford is a high employment area, in close proximity to quality transport.
- The proposed scheme will provide connectivity to greenway network.
- Along the site there is significant street frontage.
- 5 storeys for blocks A and B relative to St Joseph's House, make this a focal point.
- At the west of the site applicant is exploring the addition of a secondary access focusing on pedestrians and cyclists.
- Refer to the Masterplan Strategy in particular design principles.

Further ABP comments:

- For larger developments increased densities should respond to the scale of adjoining developments.
- Documentation needs to address all the development management criteria in 3.2 of the building height guidance.

Further Prospective Applicant's comments:

- There is further discussion to be had in relation to block F, applicant is working to reduce the height possibly by 2 storeys, will include details at application stage.

2. Development Strategy, inter alia, design of Blocks D & F, open space provision, dual aspect.

ABP sought further elaboration/discussion on:

- Design response to the site in particular Block F set back from the Leopardstown Road.
- Dual aspect concern, need clarity of those units within the documentation submitted.
- Functionality/usability of the open space
- Consider the potential of over shadowing.
- Impact on tree retention.

PA Comments:

- The proposed site should be able to achieve 50% dual aspect.
- PA refer to their report submitted, some units not fully compliant with dual aspect.
- Concerns over the streetscape response for Block F 7 / 8 storey.
- Treatment onto the Leopardstown Road, scale proposed is tight to a very busy road.
- Sandyford Urban Framework Plan shows a desire line, provision for a more generous urban scale.
- The link proposed in the site layout is not a meaningful public accessible route.
- Ground floor units distance from road, minimal mitigation measures detailed, scope to relook at noise impacts.
- Access arrangements gated or controlled?
- Principal open space at ground level seems overshadowed.

Prospective Applicants comments:

- Propose to adjust balconies along the edge, block F.
- PA analysis of dual aspect provided in their report is useful will work to amend.
- Design of blocks amended to increase dual aspect units.
- Introduction of through units in blocks B and C.
- Block D corner units to be adjusted.
- A full noise assessment has been carried out and will be provided at application stage.
- Further mitigation has been considered, use of tree planting to create a privacy strip.
- Overall set back is 10.5 meters from the curb edge.
- Shared hard surface areas, terraces and incidental play options will be included within the scheme.
- Other similar developments have been undertaken with appropriate design and screening to protect the residential amenity of the ground floors.

Further ABP comments:

- Dual aspect ratio will need to be justified at application stage.

Further Planning Authority comments:

- Request for additional information on tree retention / alterations to the groundwater flow all in a Tree protection plan
- When assessing overshadowing, regard should be had to all the spaces not solely focused on active space.

Further Prospective Applicant's comments:

- Cognisant of tree protection areas.
- Applicant will provide further details in relation to the access, the plan is it will not be gated.

3. Residential Amenity, inter alia, impact on the adjoining residential properties and the impact on the future occupants.**ABP sought further elaboration/discussion on:**

- Over shadowing of the rear gardens (block F) to the surrounding residences.

- Potential overlooking and separation distances proposed
- Mature trees along the boundaries/ illustrative/ possibility of additional overshadowing.
- Levels of daylight and sunlight on the rear of dwellings and open space areas.
- The integration of communal open space and indoor amenity and impact on the residential amenity of future occupants.

PA Comments:

- Townscape assessment identifies block F as a concern.
- Dense evergreen proposed to be removed, could be beneficial for day/sunlight.
- Daylight concerns units in blocks B, C and D facing north.

Prospective Applicants comments:

- 10 storey element of block D has very little visibility due to the set back.
- Issues with management of hedging, can work further on this.
- All comments by the Board and planning authority have been noted and will be taken on board.
- A reduction in the height and redesign of Block F will reduce the impact of the proposal on the adjoining residential amenity.

Further ABP comments:

- The impact of the proposal on the residential amenity should be documented and justified to allow for a full assessment.
- Noise assessment of the future residential amenity required, particularly focusing on roof terrace.

Further Planning Authority comments:

- Robust assessment and integration of mitigation measures to be detailed at application stage.

4. Residential Standards, inter alia, compliance

ABP sought further elaboration/discussion on:

- Compliance with national standards.
- Note discrepancy between PA calculation of dual aspect at 31% and the prospective applicant at 39%.
- There appear to be instances where the compliance of dual aspect would lead to a lower standard of residential amenity, vis a vie, reduced daylight into apartments.
- Vertical Sky Component compliance only references "where possible" .
- Increase densities should not lead to lower standards.

PA Comments:

- Nothing further to add to our report submitted.

Prospective Applicant's comments:

- Will address all comments at application stage.
- Vertical Sky Component will be assessed in full

5. Traffic & Transport, inter alia, access & car parking quantum.

ABP sought further elaboration/discussion on:

- Clarification on the access to the Anne O'Sullivan foundation.
- Car parking quantum is 0.4 per apartments- development plan standards 1 per apartment.

PA Comments:

- Cycling provision and balance.
- Currently still left in left out at the permitted scheme, suggest aligning the junction with the realigned Tudor Lawns.
- Quantum of car parking is considered too low, less than half required by the County Development Plan, anything below 0.8 recommend a refusal.
- No basement parking under Block C- request 1 per apartment for larger apartments and 0.5 for one and studio.
- Concern with parking controls/management.
- Scope for increase in the quality and quantity of cycle parking and bike rental scheme, further detail is required.
- Consideration for the safety of non-motorised users crossing at the island.

Prospective Applicants comments:

- Applicant refers to previous SHD's at a ratio of 0.3 and 0.4 spaces per unit, can provide detail at application stage.
- This scheme will enable the streetscape to be opened.
- Tudor Lawns was preferable by the planning authority however it is not feasible/achievable for a crossing point.
- Ratio of 0.4 fully dedicated to the residents, could be at 0.5 with the use of car sharing services which allow for outside residents use also.
- The LUAS line is located c. 300m away.
- Will look into the cycle parking again.
- There is an access into the Anne O Sullivan Foundation immediately from St. Joseph's House and documentation will address this.
- A cycle route though the scheme would not be appropriate due to the speeds of those who use cycle paths.
- Car parking management could be supplied.

Further ABP comments:

- A rationale should be included at application stage to justify car parking ratio.

6. Irish Water & Surface Water

ABP sought further elaboration/discussion on:

- Irish Waters submission has raised that third-party consents are required.

PA Comments:

- Surface water drainage details.

- Technical details to be worked out with the applicant.
- Run off rates are queried having regard to the soil type.
- Calculations for allowable outflow and storage requirements
- Foul location to Leopardstown Avenue, there is known capacity issues.
- Query change in flow of direction in Silver Pines which was the option for phase 1 of the approved scheme.
- Concern with capacity of the treatment system and current overflow into private gardens and future public health issues.
- Site specific flood risk assessment not necessary having regard to the absence of any flood zones or flooding issues on the site.

Prospective Applicant's comments:

- It is noted 3rd party consent is needed for works.
- Irish Water have directed connections away from the Silver Pines link.
- There are capacity issues at Brewery Road and constraints at the previous route.
- Further clarification with Irish Water will be undertaken in relation to the connection for the foul

Further ABP comments:

- Further engagement with the PA and IW may be required in relation to infrastructural constraints.

7. Any other business

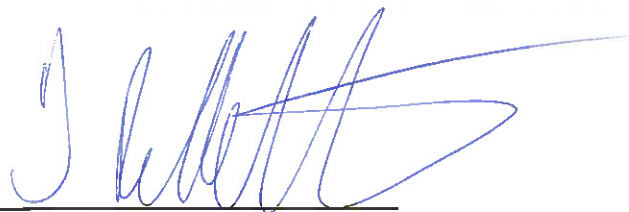
Prospective Applicant's comments:

- Proposing sub threshold for EIAR.

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

for October, 2020

