



Case Reference / Description	861 no. bedspace student accommodation and associated site works. A site at Our Lady's Grove, Goatstown Road, Goatstown, Dublin 4.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	06 th November, 2020	Start Time	9.30 am
Location	Remotely via Microsoft Teams	End Time	11.50 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Kenny, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Jack O'Beirne, Hollybrook Homes
Stephen Marshall, Stephen Marshall Urbanism Limited
Jess Paul, Stephen Marshall Urbanism Limited
Deirdre Walsh, DBFL Consulting Engineers Limited
Dan Egan, The Big Space Landscape Architecture
Andy Worsnopp, The Tree File Limited
Sadhbh O'Connor, Thornton O'Connor Town Planning
Conor Doyle, Thornton O'Connor Town Planning

Representing PA:

Ger Ryan, Senior Planner
Shane Sheehy, Senior Executive Planner

Tom Kilbride, Executive Engineer
Dara O'Daly, Executive Parks Superintendent
Miguel Sarabia, Assistant Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 PA on 10th 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 29th 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. Compliance with local planning policy – institutional zoning and protection of trees
2. Development Strategy – including density, building height, open space, and architectural response to site context
3. Concentration of student accommodation in the area
4. Services, facilities and amenity areas for future occupants
5. Any Other Matters

1.Compliance with local planning policy – institutional zoning and protection of trees.

ABP sought further elaboration/discussion on:

- Objective “to protect and / or provide for institutional use in open lands”, and
- Objective “to protect and preserve trees and woodlands”.

PA comment

- Principle of student accommodation is acceptable on the site.
- There is a conflict with the institutional objective, and provisions to retain the open character of the site and to have regard to the future development needs of the school.
- There is also a conflict with the objective to retain and protect trees within the site. Some of the trees to be removed are category B trees.

Prospective Applicant comments:

- Proposal seeks to maintain the open character of the site.
- In comparison to previous scheme, orientation of the blocks opens up the sun and sky factor. This will contribute to the open nature of the site.
- Buildings set in centre of the site. Separation from the perimeter is improved with walkway / nature trail around the site.
- The nature trail is wide and provides a usable amenity for students, surrounding residents and general public. There is also an active recreational area in the north east corner.
- Layout of the building is driven by the protection of the trees. New CGI show retained trees and functionality of perimeter open space.
- Reduced car parking compared to previously permitted scheme which maintains more open space.
- The scheme seeks to retain green space and allow for the site to have an open nature. Open space is 30.6% of the site which represents the linear trail and recreational facilities.
- Will attempt to liaise with the DES regarding school expansion and the needs of the area.
- Will submit Material Contravention statement to address relationship between institutional objective and tree protection.

ABP Further Comments

- There is a need, at application stage, to address the extent of ground cover and excavation proposed, in the context of the development plan objective to maintain the open character of the site.
- Recommended that all contraventions of local policy should be addressed at application stage.
- The PA have expressed the view that there is a material contravention of the objective to protect and retain trees. Prospective applicant will need to address this in the context of the objectives to protect / retain trees and to retain the open character of institutional lands.
- CGI's within the site would be helpful in showing open space.

- Department of Education will be a potential prescribed body at application stage so it may be useful to consult with the Department in advance of an application.

2. Development Strategy – including density, building height, open space and architectural response to site context.

ABP sought further elaboration/discussion on:

- Density, building height, open space arrangements and the architectural response.

Prospective Applicant's comments:

- The overall quantum of development proposed is considered appropriate given the sites proximity to UCD.
- Considered that unit per hectare is not a suitable measure of density for student accommodation.
- Orientation of the blocks has been changed (relative to previous SHD proposal) in order to minimise impact on existing neighbours. The proposed buildings are orientated so that student wings are not overlooking residential units and in order that they are light orientated.
- Development concentrated in the centre of the site away from boundaries.
- One route proposed in and out of the student accommodation development for security. Brick arch marks the entrance for students to pass through.
- Revised fire tender access so the courtyard to the south can be used as an extension of shared space.
- The materiality, including green glazed brick on front elevation and in kitchens, is designed to create a high quality environment. Green brick will contribute to sense of greenness.
- The landscaping on the edge of the site sets up a threshold.
- There will be a loss of trees within the site. For continuity of appearance, replacement planting will be carried out.
- If trees in the centre are kept, usability of space is compromised. Note that ABP permitted the loss of trees under previous scheme.

PA comments:

- PA do not have any significant issues with layout and orientation.
- Concern with scale and mass. Visual impact is a major issue for this application. Photomontages show significant visual change on views from surrounding residential streets.
- More detail needed in relation to the relationship of 'mews blocks' to houses to the south.
- Houses to the south benefit from long back gardens. Proposed scheme could impact on their development potential.
- Concerns in relation to sunlight and daylight performance for units within the scheme.

ABP comments:

- Further justification needed at application stage in relation to the proposed density. Significantly higher than previous scheme.

- While unit per hectare may not be a suitable indicator of density for student accommodation there is a need to quantify the scale of development proposed. Bed spaces per hectare may provide a useful comparison with the previous scheme / other schemes in the area.
- Need for further justification in relation to the height and scale of development proposed having regard to the locational context and receiving environment.
- Further visualisations and sections needed: detailing the relationship with existing contiguous developments; and detailing the proposals at ground level within the site including how level differences between ground and lower ground will be addressed.
- Need for further justification in relation to material choices such as the green brick.
- Submitted drawings do not detail any privacy strips between public trail along the perimeter and bedrooms at ground level.
- The application should address concerns raised by the PA in relation to sunlight and daylight.

3. Concentration of student accommodation in the area.

ABP comments:

- Recent application for a student accommodation on the proximate Vector Motor site on Goatstown Road. The applicant may wish to include reference to this at application stage.

Prospective Applicant's Comments:

- UCD have stated that there is still a large demand for student accommodation in the area.

4. Services, facilities and amenity areas for future occupants.

ABP sought further elaboration/discussion on:

- Services, facilities and amenity areas within the scheme and provision in the wider area.

Prospective Applicant's Comments:

- Square metres per person refers to space that is only available to students.
- Amenity spaces include open study, communal study, quiet study, games room, music room, gym.
- Spaces are designed to meet the needs of future occupants and are based on level and type of provision in similar developments.
- The neighbourhood centre at Larchfield Road to the south is accessible via a pedestrian link through The Grove development.
- The site is 1.3 km to Dundrum LUAS stop via roads and open spaces.
- Immediate area served by No. 11 Bus Route and will be served by Bus Connects Route 10.
- Existing services and amenities on Belfield campus for students.

ABP Further Comments:

- There is a need for further justification in relation to the level of services, facilities and amenity areas proposed within the scheme. Level of provision appears low in the context of the overall number of bed spaces.
- Where it is expected that future occupants would rely on offsite services and facilities there is a need to provide clarity in relation to the nature and scale of the offsite provision and its location relative to the site (including detail of walking and cycling routes).

5. Any Other Matters

- ABP referred to issues raised in the submission received from Irish Water – in relation to the need for upgrades to the water services network to facilitate the proposed development and for further information in relation to the wastewater connection via third party lands. ABP advised that these issues would need to be resolved prior to making an application as there is no provision to seek further information.
- PA indicated that further details would be required at application stage in relation to surface water drainage.
- Perspective applicant noted the issues raised and advised that the team would liaise with IW and with the PA's drainage section prior to making an application.
- PA asked the perspective applicant to consider including a connection to Frairsland Road and to consider connections to surrounding redevelopment sites such as Irish Glass Bottle factory site to the south, Central Mental Hospital and to Windy Arbour LUAS stop to the west.
- ABP noted that the PA is of the view that the proposed student accommodation development is not exempt from Part V requirements.

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
December, 2020