



An  
Bord  
Pleanála

## Record of Meeting ABP-308576-20

<b>Case Reference / Description</b>	103 no. units (101 no. apartments and 2 no. houses) and associated site works. Dalkey Manor, Barnhill Road, Dalkey, Co. Dublin.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	9 <sup>th</sup> February 2021	<b>Start Time</b>	2:30 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	4:00 pm
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Helen Keane

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Daire McDevitt, Planning Inspector
Helen Keane, Executive Officer

### Representing Planning Authority:

Cait Ryan, Senior Executive Planner
Bernard Egan, Senior Engineer, Water & Drainage
Mary Hegarty, Senior Executive Engineer
Thiago Bodini, Executive Engineer, Transportation Planning

### Representing Prospective Applicant:

Chris Shackleton, Chris Shackleton Consulting
Cian Burke, Melmoussa Devco Limited
Colum Sheanon, Murphy Sheanon Landscape Architects
Conor Auld, SLA Planning Consultants
Cormac O'Brien, Aecom Consulting Engineers
Declan O'Sullivan, Kavanagh Burke Consulting Engineers
Louise Harrington, Louise M Harrington Historic Landscape Services
Matteo Iannucci, Aecom Consulting Engineers

Rick Larkin, Melmoussa Devco Limited
Robert McCauley, MDO Architects
Stephen Little, SLA Planning Consultants

## **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 once the Opinion has issued,
- ABP received a submission from the PA on 1<sup>st</sup> February 2021 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 4<sup>th</sup> November 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

1. Compliance with SPPR 7
2. Residential Support Services/Residential Facilities & Amenities (internal and external areas)
3. Residential Amenities (impact on adjoining properties and within the scheme)
4. Architectural and Landscape Heritage
5. Excavation/enabling works/retaining structures/method of construction
6. Parking Strategy and Access
7. Childcare
8. Issues raised by DLR Drainage Division
9. Any other matters

## 1. Compliance with SPPR 7

### ABP Comments:

- Justification/rationale for BTR at this location
- Compliance with SPPR 7 with application stage, ensure clarity
- Clarify if the proposed 2 houses are BTR

### Prospective Applicant's Comments:

- The 2 houses are included in the Build to Rent
- Will ensure clarity on above and compliance with SPPR 7 is set out at application stage

### Planning Authority's Comments:

- Welcomes further clarity on the points raised

## 2. Residential Support Services/Residential Facilities & Amenities (internal and external areas)

### ABP Comments:

- Clarify if public access is 24/7 and provide detail on impact on residents particularly at night
- Further detail needed on security and safety and the link between the two buildings
- Access area needs to be usable for fire tender and waste management purposes
- Differentiate between communal areas and address any potential conflicts (pedestrian/vehicular) at application stage
- Coordinate and rationalise the uses of the amenities and the quality of the spaces in the landscape strategy at application stage
- Consider access to communal facilities for residents from Block 2
- Address how the proposed scheme serves all residents
- Ensure the use of each space is clear
- Provide a rationale for the support services provided
- Ensure adequate facilities to serve all units and if these are available to the residents of the houses (if not BTR)

### Planning Authority's Comments:

- Show any potential conflicts in pedestrian and vehicle access
- Be conscious of lighting in central courtyard area and how it will impact on landscaping
- Provide clarity on how the space would be managed

### Prospective Applicant's Comments:

- Will provide further detail on pedestrian and vehicle access at application stage
- Seeking to provide usable outdoor spaces for residents to enjoy within the scheme
- Will address points raised and will provide further detail

- Access points to the amenity spaces takes the accessibility of residents into consideration
- Residential amenity services are facing main courtyard
- Facilities are flexible in terms of use for the residents

### **3. Residential Amenities (impact on adjoining properties and within the scheme)**

#### **ABP Comments:**

- Access to daylight/sunlight to units within the scheme.
- Quality of communal and public open spaces and access to daylight/sunlight
- Potential impact on adjoining properties (overlooking/ overshadowing/access to daylight/sunlight)
- Include the background, rationale & methodology on the tests carried out. Ensure technical reports are clear
- Provide rationale for excluding existing trees in surveys at application stage
- Should include a residential amenity impact report regarding daylight/sunlight at application stage

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

- Ensure that the worst-case scenario is taken into consideration

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

- Average daylight factor of 1.9% for living rooms and 2.2% for bedrooms
- 100% pass rate for average daylight factor
- Will expand on the executive summary for application stage
- Will ensure technical reports are clear
- Change to light, impact on windows and sunlight in adjoining properties is nominal
- Will include rationale for excluding existing trees at application stage

### **4. Architectural and Landscape Heritage**

#### **ABP Comments:**

- Potential impact on Dalkey Lodge and its setting
- Requirement for an Architectural Impact Assessment
- Impact on the historical landscape
- Requirement for a Historic Landscape Impact Assessment

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

- Information submitted in documentation is limited
- Address evolution of the scheme
- Provide detail of impact on Dalkey Lodge
- No development objective to preserve trees and woodland

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

- Reports will be finalised at application stage
- Consideration for historic landscape assessment, setting and curtilage, historic planting
- Proposed development will reuse and salvage the granite cones

- Full assessment will be provided at application stage

## **5. Excavation/enabling works/retaining structures/method of construction**

### **ABP Comments:**

- Further information required regarding extent of excavation, method, enabling works and retaining structures
- Indicate the level of rock removal from the site, additional vehicles on site and potential impacts at application stage
- Provide method rationale and justification at application stage
- Have consideration for dry ditch on proposed site
- Include construction methods and impact on adjoining properties at application stage

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

- Advise that a hydrologist establish ground water levels

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

- Will clearly articulate what is being proposed at application stage
- Sunken podium proposed in order to minimise visual impact and overshadowing on neighbouring properties
- The basement will be partially in rock
- Seeking to avoid excessive noise and excessive vibrating
- Dry ditch reviewed in the drainage report, proposing to fill it in, not of any historical importance

## **6. Parking Strategy and Access**

### **ABP Comments:**

- Provide /justification for parking provision at application stage

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

- Indicate if high quality bike parking spaces are provided such as room for various types of bikes
- Concern regarding pedestrian access

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

- 66 carparking spaces and 2 curtilage parking spaces for the 2 houses
- 134 bike parking spaces and 31 visitor bike parking spaces
- 24 bike parking spaces are located in the basement and are separated from car vehicles, provision of separate ramps
- Conscious of proximity to Dalkey village and Dart station
- Can discuss in further detail with the planning authority
- The proposed development is subject to a road safety audit
- Will have consideration for pedestrian access comments from planning authority

## 7. Childcare

### **ABP Comments:**

- Some discrepancies in documentation regarding the 1-bed and 2-bed units
- Provide childcare analysis at application stage and types of units proposed

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

- Have regard to the section on childcare calculations in the planning authority's report

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

- Will provide clarity and further detail on the above

## 8. Issues raised by DLR Drainage Division

### **ABP Comments:**

- No recourse for further information at application stage

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

- Insufficient information
- Prospective applicant to revert to the planning authority on inconsistencies
- Establish ground water levels during and post construction

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

- Will discuss further with the planning authority
- Reference to the Guideline requirements

## 9. Any other matters

### **ABP Comments:**

- Ensure all technical issues are addressed
- Ensure documentation, drawings, reports correlate
- If Material Contravention arises, ensure its addressed in a Material Contravention Statement
- Online submission portal for SHD

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

- Consider electrical vehicle charging in all parking spaces including bicycle parking areas

- **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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Rachel Kenny  
Director of Planning  
March, 2021