



Case Reference / Description	Demolition of existing structures, construction of 111 no. apartments and associated site works. Sommerville House, Dundrum Road, Dublin 14.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	18 th May 2021	Start Time	14:33 p.m.
Location	Via MS Teams	End Time	15:12 p.m.
Chairperson	Stephen O' Sullivan	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Stephen O' Sullivan, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Lisa Wynne, Architect, Reddy Architecture and Urbanism
Rory Murphy, Director, Reddy Architecture and Urbanism
Thady McAleese, Applicant Representative, eir
Hennie Kallmeyer Senior Planner, Declan Brassil Planning Consultants
Declan Brassil, Principal, Declan Brassil Planning Consultants
David Rehill, Director, CS Consulting Engineers
Lucey Carey, Associate Director, CSR Landscape Architects
Andrew Scanlon, Landscape Architect, CSR Landscape Architects

Representing Planning Authority

Shane Sheehy, Senior Executive Planner
Miguel Sarabia, Acting Executive Planner
Elaine Carroll, Executive Engineer – Drainage

Sean Keane, Senior Executive Engineer – Transport
Dermot Fennell, Executive Engineer – Transport
Dara O’ Daly, Executive Parks Superintendent

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 26th April 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 15th March 2021 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. Development Strategy, including inter alia layout and interface with Dundrum Road.**
- 2. Telecommunications antennae and associated works/structure.**
- 3. Residential Amenities (potential impact on adjoining properties and units/communal areas within the scheme)**
- 4. Issues raised by Transportation Planning Section. With particular reference to set down area along site frontage)**
- 5. Issues raised by Drainage Division.**
- 6. Any Other Business.**

1. Development Strategy, including inter alia layout and interface with Dundrum Road.

• **ABP Comments:**

- Outline the proposed layout
- Detail the interface with Dundrum road

• **Prospective Applicant's Comments:**

- There is space making and place making onto the road
- Low rise is situated to the east of the site
- There is stepping from three storeys up to six storeys on Dundrum road
- The public realm is layered and starts at street level
- There is a sense of place from the gateway to the road
- The public realm wraps around and feeds onto the podium
- There is an active edge

• **Planning Authority's Comments:**

- The site can take upper modifiers

2. Telecommunications antennae and associated works/structure.

• **ABP Comments:**

- Outline the rationale for an antennae at block A
- Ensure compliance

• **Prospective Applicant's Comments:**

- A technical response has been prepared for the proposed antennae
- There is no impact on residents
- An antenna is a Eir objective
- Compliance will be shown

• **Planning Authority's Comments:**

- No issues with the proposal

3. Residential Amenities (potential impact on adjoining properties and units/communal areas within the scheme)

• **ABP Comments:**

- Cross sections should show existing and proposed potential impacts on adjoining properties
- Outline the sunlight and daylight analysis
- Explain if any units do not meet the standards

• **Prospective Applicant's Comments:**

- There is a separation distance at number 7 of 15 metres from corner to corner

- This can be redesigned
 - At numbers 12, 13 there is a 21-metre separation distance with natural screening
 - Overlooking is mitigated
 - At Sommerville the closest point is 22 metres
 - Separation distances are compliant
 - Balcony spaces will be examined
 - Balcony design is cut in to allow for privacy
 - A report will outline sunlight and daylight analysis
 - In relation to external impacts there are no adverse impacts
 - Sunlight for gardens has a ADF compliance rate of 90%
 - Communal areas meet the 2-hour standard of 50% for both ground floor and roof areas
 - 4% of living rooms of the overall units do not meet the standards
 - This will be examined
- **Planning Authority's Comments:**
 - Outline any potential impact on existing residents
 - Do not agree that compensating residents is enough if the proposed development effects their back gardens
 - Look to amalgamate apartments
 - Natural screening is not a mitigation measure

4. Issues raised by Transportation Planning Section. With particular reference to set down area along site frontage)

- **ABP Comments:**
 - Address any proposed set down area on the Dundrum road
 - Justify and submit a rationale for proposed parking in line with section 28 of the guidelines
 - There is no opportunity for further information sought at application stage
- **Prospective Applicant's Comments:**
 - The kerb line is being retained
 - There will be some treatment to improve footpath spaces
- **Planning Authority's Comments:**
 - There should be no parking or set down area on Dundrum road
 - A letter of consent will be needed for any proposed works
 - Cycle parking for the long term should be split between two blocks
 - 50% of cycle parking should be for short stay
 - The pedestrian and cycle infrastructure on the Dundrum road is a concern due to its impact on pedestrians

5. Issues raised by Drainage Division.

- **ABP Comments:**
 - Address any outstanding Irish Water issues
 - Detail drainage
 - Ensure all documentation correlates
- **Prospective Applicant's Comments:**
 - SUD's plan can link into the landscape plan
 - This will be outlined
- **Planning Authority's Comments:**
 - Ensure all figures are calculated accurately
 - Address and detail the Q bar treatment
 - In regard to the submission from Irish water, more information is needed about wastewater

6. Any other matters

- **ABP Comments with regard to application:**
 - If the tree objective applies to the eastern boundary this needs to be addressed
 - Have regard to any potential material contraventions
- **Prospective Applicant's Comments:**
 - The tree survey shows 19 trees are present
 - 14 trees are being retained
 - These are classified as A & B which are high quality
 - Only lower grade trees are being removed
 - Trees are within the red line boundary
 - The root protection of tree number 5 is encroaching an existing building
 - A building was stepped back to avoid the tree zone
 - Tree safety measures will be laid before the construction phase
- **Planning Authority's Comments:**
 - Ensure that at construction stage the trees are carefully treated
 - Satisfied with the tree approach

- **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

Stephen O' Sullivan
Assistant Director of Planning
, 2021