



Case Reference / Description	103 no. Build to Rent apartments and associated site works. Lands adjacent to "The Grange", Brewery Road, Stillorgan, Blackrock, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	25 th August, 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:30 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Hannah Cullen, Executive Officer
Karen Hickey, Executive Officer (observing)

Representing Prospective Applicant:

Peter McKenna, Prospective Applicant
Conor Kinsella, O'Mahony Pike Architects
Emma Caulwell, Waterman Moylan Engineering Consultants
Axel Hens, Mitchell + Associates Landscape Architects and Urban Designers
Bill Hastings, ARC Architectural Consultants
Suzanne McClure, Brock McClure Planning and Development Consultants

Representing Planning Authority

Michelle Breslin, Senior Executive Planner
Donal Kearney, Assistant Parks Superintendent
Thiago Bodini, Executive Engineer
Catherine Hanly, Assistant Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **29th 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 **31st 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, as amended, 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. Design, Height, Finishes and Visual Impact Analysis

- Stepping forward of existing building line and its proximity to N11
- Connectivity and overall integration with wider area.
- Quality of public realm.

2. Landscaping and Open Space strategy

- Public Open Space, Communal Open Space and provision of planned link to the Public Park.

3. Residential Amenity

- Within overall proposed scheme
- To no. 1 Grange Cottage
- To permitted Block M
- Daylight and Sunlight Assessment

4. Supporting Community Infrastructure

- Assessment of childcare needs
- Quantum of Residents Services and Amenities

5. Address Issues raised in the:

- Transportation Department Report & Carparking.

6. Any Other Business

1. Design, Height, Finishes and Visual Impact Analysis.

ABP Comments:

- The points raised by the PA should be noted by the applicant and fully address within the application documentation submitted to the Board.
- Clarification in relation to Masterplan being adhered to.
- Justification for the height strategy across the site.
- Scope for the PA to arrange discussion between the applicant and the National Transport Authority (NTA) and/or Transport Infrastructure Ireland (TII) prior to lodgement of an application to receive any feedback they may have in relation to the N11 Road.
- Any guidelines not being met should be identified fully within any application, particularly in relation to the BRE Sun/Daylight Assessments.

Prospective Applicant's Comments:

- The envisaged height and scale of the proposed development would be consistent with the next stage of the masterplan.
- In areas of sensitive boundaries, the height has been stepped down.
- The N11 Road is a principal artery, the emerging scale has developed cognisance being had to the site's location addressing the N11 at a nodal point. The height is considered appropriate.
- Any impacts of sun/daylight are slight.
- Maximising and prioritising the central open space and alignment of the rear building line with No. 1 Grange Cottage is a much more favourable design approach.
- A significant landmark structure can be accommodated by way of a future proposal at Brewery Road.
- There is a landscape buffer between the development and the N11 road.
- The change of level of the pavement and ground floor level is also proposed to be effective in acting as a buffer.
- The design and articulation of the proposals will be consistent with the permitted scheme/ what is under construction currently.
- Block H and J in the permitted phase scheme is comparable to L and M of the current development proposals, the windows are offset to protect privacy.
- There is a stonewall around the Grange Cottage rear garden and also around the front garden (c. 1.8 m high).
- The PA's comments will be fully addressed.
- The December 2019 Masterplan is being worked off.
- Have not yet engaged with NTA and TII.

- EIAR Screening will be included at application stage.

Planning Authority's Comments:

- It is important the Applicant addresses the concerns raised within the PA report submitted to the Board.
- There is still a concern with the scale, the existing amenity it not protected and the presence of the Grange Cottage will be a site constraint.
- The relationship of block L and M is of concern with separation distances of only 5 meters and a distance of 10 meters to Grange Cottage, overall the scale, massing and height has not been justified.
- Scope for the applicant to relook at the pinch point area in the north east of the site.
- There appears to be no interference between the development and the Bus Connects proposals on the N11 Road. PA prepared to facilitate a meeting / discussion between the applicant and TII and NTA.
- Best to get feed back before an application is lodged.

2. Landscaping and Open Space Strategy

ABP Comments:

- Further details required in relation to proposals for linking to the public park, it is currently not clear what is envisaged as it is not included on the site layout plan.
- The PA and the applicant should come to an agreement and include those details at application stage in relation to any contributions or plans they may have for the public park.
- Applicant should be involved in discussion on contribution in lieu (costing exercise) required and agreement on the matter arrived at in advance of any application, if possible.
- CE report should justify the condition of contribution in lieu and attachment of special condition under 48(c). How the money is to be use/itemised.

Prospective Applicant's Comments:

- There is an opportunity to link the development and the public park to the south west.
- A significant north south route through the site is proposed through the scheme in phase 1A to allow multi connection points.
- A specific open space strategy is proposed for the development and will be included at application stage.
- There have been meetings with the parks department in relation to the proposals for the connection to the park and the enhancement of the north south connection to the park that could be implemented, such as screen planting and additional trees.
- The applicant is committed to and supports the connection to the park and enhanced permeability. In conjunction with Parks they have prepared a layout plan.
- Applicant proposes to deliver a path up to the boundary within their ownership, being provided as part of phase 1 permitted development.
- The proposals for the connection to the park will not form part of the SHD application, it will be funded as a contribution as it is currently not possible to receive a letter of consent for the land.

Planning Authority's Comments:

- Welcome the proposal of connectivity to the park, the amenity space proposed to be provided in the development alone would not be deemed as sufficient.
- It is currently proposed that a condition would be included within the Chief Executives Report at application stage advising of a condition for the park in lieu of public open space, this will be very clearly detailed.

3. Residential Amenity**ABP Comments:**

- A Housing Quality Assessment should be submitted in accordance with 2018 Guidelines.
- It is important to set out clearly the accessibility and interaction of amenities and facilities within the development proposals.
- Block M should be included within the day/sunlight analysis.
- Separation distances should be clearly indicated at application stages along with details of contextual elevations of Grange Cottage.

Prospective Applicant's Comments:

- While the proposed development will be build to rent it satisfies all the requirements of a build to sell scheme. Examples of other units of this nature can be provided demonstrating the high-quality provision.
- A full sunlight/daylight assessment will be carried out, block M was not detailed in the pre-application however this will be included at application stage.
- The applicant has a good track record of BTR Schemes.
- Regard is had to the proposal in light of the overall development of Phase 1 and now this subsequent phase 1 A – Block L will integrate with the overall scheme on the site.
- Justification and interrogation of the use, in particular, amenity spaces, resident facilities and operation of the scheme will be provided at application stage.

Planning Authority's Comments:

- Concerns still stand as raised in the PA report submitted to the Board.

4. Supporting Community Infrastructure**ABP Comments:**

- Clarity in respect of assessment and justification of quantum of resident services and amenities proposed, in particular, in light of it being a BTR proposal.
- Assessment of childcare needs should be provided as part of the application.

Prospective Applicant's Comments:

- A full childcare assessment will be prepared and submitted however there is currently a facility active under phase 1A, any additional spaces required would be minimal however this will be justified in the report.

Planning Authority's Comments:

- No figures have been presented as of yet, an analysis of childcare in the area should be provided.

5. Issues raised in the Transportation Department Report and Carparking

ABP Comments:

- Further discussion between the PA and the applicant should be sought in relation to cycling facilities/storage and parking.

Prospective Applicant's Comments:

- At no point does the proposed Bus Connects impinge on the site boundary, the corridor will not be affected. Confident that there is no conflict or impact.
- A car parking ratio of 0.32 spaces per unit is proposed, there are also 5 car sharing spaces in phase 1 which residents of this development will have access to.
- The site is a 15 minute walk and a 5 minute cycle to Stillorgan Village, there is also a quality bus route for use. Luas within cycling distance.
- Bicycle parking along with additional surface level visitor spaces will be looked at further, can be discussed with the PA.
- Electrical charging can be looked at for cars.
- Cyclists and motorists will not share the same access point on the basement ramp, there is a separate entrance proposed for bikes, similar to that of the approved Stillorgan Leisureplex Scheme.
- Access to bicycle parking via ramp and stair access off N11 side of development
- Applicant happy to engage with planning authority to address any concerns outstanding.

Planning Authority's Comments:

- Highlight concern in relation to the public realm at the pinch point with the N11.
- Access to basement car park raises concern with safety to cyclists.
- Accommodation of electric bikes should be considered further.
- A quality parking audit should be prepared and submitted at application stage which will assist in identifying any possible shortfalls/issues in the area.

6. Any other matters

ABP Comments:

- The housing mix proposed will need to be fully addressed and a rationale provided – c. 80% one bed.
- Justification for siting of Block L and its implications (if any) for routing of Bus Connects and public realm along the N11, in particular, with respect to pedestrians and cyclists.
- Description of development, note concern of PA relating to potential compliance issue with terms and conditions of various permissions pertaining to the site.

Prospective Applicant's Comments:

- Aware of the high number of 1 bed units proposed however it should be noted in an overall development context of The Grange area these proposals are meeting market demand.
- Rebalancing of the overall scheme. Phase 1 is 60% 2/3 bed and 40% 1 bed.
- A legal opinion can be sought in relation to the wording of the development description.

Planning Authority's Comments:

- Predominance of 1 and 2 bed units proposed within the development, a justification should be provided as to whether a suitable unit mix is proposed, regard to be had to CDP policy.
- Scope to relook at the wording of the development description. The red line boundary includes phase 1, could be considered an amendment application.
- Existing permission underway, could this application affect the existing permission. Potential legal issue with compliance.

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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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
September, 2021