



An  
Bord  
Pleanála

## Record of Meeting ABP-310751-21

<b>Case Reference / Description</b>	574 no. Build to Rent apartments, creche and associated site works. Marmalade Lane, Gort Mhuire, Dundrum, Dublin 14.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	16 <sup>th</sup> September 2021	<b>Start Time</b>	14:30 pm
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	16:15 pm
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

### Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Ronan O'Connor, Senior Planning Inspector
Helen Keane, Executive Officer

### Representing Prospective Applicant:

Tony Reddy, Reddy A+U
James Hirstle, Reddy A+U
John Cooney, Lioncor
Michael White, Lioncor
Robert Miley, Lioncor
Trevor Sadler, McGill Planning
Paul Casey, Punch Consulting
John Montgomery, NMP
Rachel McKenna, Axiseng
Brenda Butterly, McGill Planning
Maol Iosa Molloy, Molloy Associates

## Representing Planning Authority

Shane Sheehy, Senior Executive Planner
Catherine Hanly, Assistant Planner
Johanne Codd, Executive Engineer
Lorraine O'Hara, Assistant Parks Superintendent, Landscape
Seán Keane, Senior Executive Engineer

### 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 30<sup>th</sup> July 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 5<sup>th</sup> July 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. **Principle/Planning History**
2. **Design and Conservation**
3. **Residential Standards**
4. **Existing Residential Amenity**
5. **Transport**
6. **Trees/Environment Screening**
7. **Site Services/Flood Risk**
8. **Any Other Matters**

## 1. Principle/Planning History

### • **ABP Comments:**

- Note the council's comments regarding zoning, objectives and the absence of a masterplan.
- The prospective applicant is to have consideration for any potential Material Contraventions at application stage and any issues regarding institutional zoning.

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

- The prospective applicant can elaborate further on a more comprehensive masterplan at application stage.

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

- No further comments beyond what is set out in the submitted report.

## 2. Design and Conservation

### • **ABP Comments:**

- The prospective applicant is to address the PA's concerns in relation to Block B being monolithic in nature.
- The prospective applicant is to have regard to the previous proposals on the proposed development site and their consideration.
- Additional photomontages of the protected structures surrounding the site are required at application stage

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

- The proposed development has had regard to the previous permission on the site.
- The proposed height reduces towards the houses to the east of the proposed development and there is a 40-metre gap from the corner of Block B.
- The proposed development embraces the idea of the public spaces flowing in from Balally Park.
- The Parks Department of the Planning Authority have been fully on board with getting public access from Balally Park into the scheme.
- The context of the water tower has changed since its origin.

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

- Submit photomontages at application stage to show the relationship between the water tower and the proposed development.

## 3. Residential Standards

### • **ABP Comments:**

- Note the council's concerns on the mix of units, the internal daylight standards, separation distances leading to overlooking and overbearing, some dual aspect units are not true dual aspect and the length of the corridors in Block B.

- The prospective applicant is to have regard to the building height guidelines and to clearly set out the compensatory design features.
- **Prospective Applicant's Comments:**
- The proposed development has more than 33% dual aspect apartments.
- The proposed development site is located in a central, accessible location.
- The footprint and location of the building is more or less exactly the same as the previous permission.
- The prospective applicant is to ensure the daylight/sunlight assessment is comprehensive and that it complies with the Building Research Establishment (BRE) guidelines.
- Block B has long corridors but the apartments within Block B will benefit significantly from large open spaces and views onto the open space.
- **Planning Authority's Comments:**
- The PA has concerns in relation to dual aspect north facing apartments in Block B.
- The PA is seeking 50% dual aspect overall given the suburban context of the proposed development.

#### 4. Existing Residential Amenity

- **ABP Comments:**
- The prospective applicant is to have consideration for the impact on surrounding residential dwellings including Gort Mhuire.
- Block B may appear overbearing. The PA has suggested that the scale be reduced.
- Submit daylight/sunlight assessment of existing residential properties at application stage.
- **Prospective Applicant's Comments:**
- A daylight/sunlight assessment will be carried out.
- Gort Mhuire has a variety of uses. The southern wing, ground floor is of multifunctional use and the first-floor use is short-term, temporary accommodation, as confirmed by Gort Mhuire. It is not permanent residential accommodation.
- **Planning Authority's Comments:**
- There are 25 metre separation distances to houses at Wesley Lawn.

#### 5. Transport

- **ABP Comments**
- Note that the PA has suggested a cycle route through the site.
- There are concerns in relation to the stacking cycle parking provision.
- The prospective applicant is to justify the level of parking and cycle parking.

- **Prospective Applicant's Comments:**
- The zoning map is a primary reference for the proposed development.
- The proposed development does not prejudice the development plan.
- The prospective applicant can propose an access to the school. Accessibility to and from our site is not an issue.
- The prospective applicant will provide further detail on the cycle parking and local access to the cycle facilities at application stage.
- The proposed development is in a central, accessible location, is near public transport and is Build to Rent.
- Additional Go Car spaces will be provided.
- **Planning Authority's Comments:**
- The prospective applicant is to provide further information on access and what is being delivered in terms of permeability.
- The parking provision is very low. It should be taken into consideration that the proposed development is close to the M50.

## 6. Trees/Environmental Screening

- **ABP Comments:**
- The prospective applicant is to ensure that the relevant surveys are up to date for the EIAR and AA screenings at application stage.
- There is not a significant amount of tree loss for the proposed development.
- **Prospective Applicant's Comments:**
- A large number of trees are to be added to the boundaries, especially on the eastern boundaries.
- There is a tree protection objective on the proposed development site and the prospective applicant seeks to retain as many existing trees as possible.
- The attenuation tank is to be moved and there will be additional Sustainable Drainage Systems (SuDS).
- **Planning Authority's Comments:**
- Ensure all surveys are up to date.
- There is no mention of badgers in the pre-application documentation. This is to be addressed at application stage.
- A tree survey is to be submitted at application stage. The protection of trees is important.
- The prospective applicant is to ensure that existing trees are protected during the construction stage.
- The planning authority notes that the proposed development includes a lot of tree planting and that is very welcome.
- The prospective applicant is to have consideration for the attenuation tank.

## 7. Site Services/Flood Risk

- **ABP Comments:**

- The planning authority and prospective applicant can facilitate further discussions offline.

- **Prospective Applicant's Comments:**

- No further comments.

- **Planning Authority's Comments:**

- No further comments

## 8. Any other matters

- **ABP Comments:**

- No further comments

- **Prospective Applicant's Comments:**

- No further comments

- **Planning Authority's Comments:**

- No further comments

## 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 [cgsdesignqa@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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Stephen O'Sullivan  
Assistant Director of Planning  
November, 2021