



An  
Bord  
Pleanála

## Record of Meeting TC0018

<b>Case Reference / Description</b>	TC0018 399 student accommodation bed spaces, associated ancillary areas and a retail café unit with frontage onto Cork Street and Brickfield Lane. Donnelly Centre, Cork Street, Dublin 8.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	11 <sup>th</sup> October, 2017	<b>Start Time</b>	10.05 am
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	11.00 am
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Cora Cunningham

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

### Representing Prospective Applicant:

Kevin Stanley, Cairn Homes
Aidan McLearnon, Cairn Homes
John Mc Polin, O Mahoney Pike Architects
PJ Ryan, Ethos Consulting Engineers
Karl Kent, Doyle Kent Planning
Jane Doyle, Doyle Kent Planning

### Representing Planning Authority

Mary Conway, Deputy Dublin City Planning Officer
Rhona Naughton, Senior Planner

Emer Ui Fhartharta, Senior Executive Planner
Edel Kelly, Senior Executive Planner
Stephanie Farrington, Executive Planner
Sally Redington, Senior Executive Engineer
Maria Treacy, Executive Engineer

### **Introduction**

The representatives of An Bord Pleanála welcomed the prospective applicant, Planning Authority 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 27<sup>th</sup> September, 2017 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 the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issue at strategic overview level, and whether they may 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 the Board 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 6<sup>th</sup> September, 2017 formally requesting pre-application consultations with ABP. 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. Development Standards
2. Architectural Heritage
3. Any other matters

## **1. Development Standards**

### **ABP sought further elaboration/discussion on:**

- Schedule of floor areas should be submitted at application stage, county development plan standards referred to
- Concern raised by PA Opinion regarding bedroom daylight/sunlight analysis
- Justification and updated analysis should be submitted with application
- Additional detail required at application stage in relation to plot ratio

### **Prospective Applicant's response:**

- Revised schedules prepared meeting CDP standards
- Changing size of window will achieve BRE standards relating to access to daylight, decreasing bedroom size will also achieve standards, excluding corridor to en-suite will increase percentage
- 5 rooms below BRE standard, full analysis carried out since last section 247 meeting with PA, improved light provided (including corner bedrooms)
- 2 common rooms lack winter sunlight along Cork Street, possible swap with bedrooms overlooking courtyard, quiet areas provided for overlooking courtyard, other planning and design considerations in addition to day light access referred to

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

- Satisfied with proposed submission of floor area schedules
- Justification to be provided in application regarding the location of bedrooms and common rooms in this format rather than other formats

## **2. Architectural Heritage**

### **ABP sought further elaboration/discussion on:**

- Protected structures adjacent to and across from proposed development
- Photomontages and heritage report to be submitted with application

### **Prospective Applicant's Response:**

- Report submitted from ARC as part of pre-application stating no impact on adjacent site
- Protected structures on adjacent site to west and across on Cork Street noted
- Reference to previous planning permission on site and adjacent site

## **3. Any other matters**

### **ABP Comments:**

- Report on student demands and concentrations to be submitted as part of application documentation
- Include photomontages in application showing proposed development relative to existing residential developments in the area
- Issues raised in roads report from PA to be addressed in application

## **Bicycle Parking**

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

- Provision for 1 in every 3 students having cycle parking in proposed development rather than 1 in every 2 as per guidelines, reference made to other student accommodation schemes showing cycle parking demand
- Additional spaces can be provided in future but may impact on other areas of the proposed development
- Application will show where students may be attending from proposed development and possible transport links used

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

- Provision of car free parking as long as rationale is provided
- Provision of safe cycle parking internally, no capacity for provision of on street parking, application should provide for meeting cycle parking standards or expansion in the future if required
- Cycle parking discussed in conjunction with travel plans or mobility plans, also in context of public transport availability
- QBC and cycle lane currently provided for along street, provision of wider footpath outside proposed development acknowledged along Brickfield Lane

## **Flooding**

### **ABP Comments:**

- Proposed development adjacent to flood risk A area, flood report to be provided in application

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

- Processes and principles applied acceptable to PA, landscaping maximise soft surfaces

## **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  
October, 2017