



An  
Bord  
Pleanála

## Record of Meeting TC0022

<b>Case Reference / Description</b>	Mixed use scheme comprising 598 no. student bedspaces, 103 no. residential units, retail space and community sports hall. Former Blakes and Esmonde Motors, Lower Kilmacud Road and the Hill, Stillorgan, Co. Dublin.		
<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>	18 <sup>th</sup> October, 2017	<b>Start Time</b>	09.30
<b>Location</b>	Office of An Bord Pleanála	<b>End Time</b>	11.20
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Lianna Slowey

### Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Sarah Moran, Senior Planning Inspector
Lianna Slowey, Executive Officer

### Representing Prospective Applicant:

John Spain, John Spain Associates (Planner)
Stephanie Byrne, John Spain Associates (Planner)
Kevin Stanley, Cairn (Applicant)
Aidan McLernon, Cairn (Applicant)
Jane Doyle, Cairn (Applicant)
Jonny McKenna, Metropolitan Workshop (Architect)
Siobhan Holohan, OMP (Architect)
Kevin Fitzpatrick, KFLA (Landscape Architect)
Tony Lynch, ARUP (Transport Engineer)
Peter Flynn, ARUP (Drainage Engineer)
Tim Cook, JBA (Flood Engineer)

## Representing Planning Authority

Louise McGauran, Senior Planner
Shane Sheehy, Senior Executive Planner
Anthony Kelly, Executive Planner
Bernard Egan, Senior Executive Engineer (Water & Drainage)
Claire Casey, Senior Executive Engineer (Infrastructure & Climate Change)

### Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority, 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 4<sup>th</sup> October, 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 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 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 11<sup>th</sup> September, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. 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. Consistency with the draft Stillorgan Village Area Movement Framework Plan, the Stillorgan Local Area Plan 2007-2017 and DMURS with regard to accessibility, permeability, interaction with the public realm, roads and cycle layouts.
2. Building height in the context of the Building Height Strategy of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Stillorgan Local Area Plan 2007-2017.

3. Residential design, density, layout and open space.
4. Drainage and flood risk.
5. Traffic and parking.
6. Community gain.
7. Part V.
8. Any other matters.

**1. Consistency with the draft Stillorgan Village Area Movement Framework Plan, the Stillorgan Local Area Plan 2007-2017 and DMURS with regard to accessibility, permeability, interaction with the public realm, roads and cycle layouts.**

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

- Compliance with the above-mentioned framework plan, LAP and DMURS.
- Public accessibility / pedestrian permeability.
- Proposed slip road off Lower Kilmacud Road.

**Prospective Applicant's response:**

- Footpaths – works proposed to improve pedestrian permeability in accordance with the draft Stillorgan Village Area Movement Framework Plan.
- Creation of public access route through site from The Hill to Lower Kilmacud Road, additional footfall to retail space within the proposed development and through to village centre.
- Proposed park can be open to the public. Open space provided at raised platform level will only be accessible to residents of the proposed development.
- Proposed block situated along Lower Kilmacud Road is 85m in length which is in accordance with DMURS.
- The Hill currently caters for 2-way traffic; the draft Stillorgan Village Area Movement Framework Plan provides for 3-lane traffic flow. Pedestrian crossing / movements at The Hill will be improved if 2-lane traffic flow remains. Set back along The Hill has been revised to facilitate widening footpath. Propose to provide high quality pedestrian facilities rather than road widening.
- Proposed slip road off Lower Kilmacud Road – have incorporated PA's concerns into revised design for simpler set down area, design includes improvement works to public realm. Had regard to peak times, i.e. students moving in during September and moving out in early summer, desire for well managed drop off / set down area from an operational perspective.

**Planning Authority's comments:**

- Active frontage and permeability encouraged along the Lower Kilmacud Road.
- Draft Stillorgan Village Area Movement Framework Plan aims to improve The Hill; site is to share space with The Hill.

- Additional traffic lane at The Hill proposed in order to maximise crossing times for pedestrians and cyclists. Clarifies footpath to be widened, not road carriageway.
- Site previously functioned with access only from The Hill, queries the need for access from Lower Kilmacud Road.
- Existing set down area for bus stop situated further down Lower Kilmacud Road.
- Concern that the proposed set down area would obstruct the existing cycle lane.
- New draft LAP anticipated by end October 2017, draft Stillorgan Village Area Movement Framework Plan to be included within new LAP to be adopted in early 2018. ABP have the provision to consider draft LAP.

## **2. Building height in the context of the Building Height Strategy of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Stillorgan Local Area Plan 2007-2017.**

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

- Building heights within the proposed development.

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

- Building elevations proposed along Lower Kilmacud Road steps up from 5 storeys to 9 storey landmark building, which is provided for in the LAP.
- 3 to 4 storey elevations proposed at The Hill.
- Community room, incorporating indoor sports room overlooking public space/plaza, is proposed within one block resulting in the removal of approx. 16-17 bedrooms from this location. These bedrooms have been relocated to neighbouring blocks which subsequently adds 2 storeys to these buildings.
- Propose consideration of upward modifiers of development plan.
- Variation of roof scape helps appearance of scheme along N11.
- Previous permission granted for a higher scheme of up to 12 storeys on site.
- 9 storey tower will be viewed from the oblique off the N11 and will serve as a gateway / landmark from that angle.
- Visual impact / photomontage studies are currently ongoing.

### **Planning Authority's comments:**

- LAP sets a benchmark for 5 storeys and a landmark building of 9 storeys.
- Variation of roof scape does aesthetically break up the massing.
- Upward modifiers do not apply when an LAP is in place.
- Inclusion of 7 storey buildings along Lower Kilmacud Road may detract from 9 storey landmark building.

## **3. Residential design, density, layout and open space.**

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

- Department of Education's guidelines on student accommodation.
- Use of student accommodation units outside of term.

- Provision of open space for residents.
- Density figure of 172 units per hectare – including student accommodation units?
- Potential impact on residential amenity of adjoining properties.

**Prospective Applicant's response:**

- Proposed student accommodation ranges from 4 bed to 8 bed arrangements.
- Focus on provision of studio units for mature students, international students, postgrad students – studio arrangement model common in the UK.
- Balance of 60:40 studio to cluster arrangements.
- Had regard to Dublin City Council standards and Department of Education's 1999 guidelines.
- Details of short term summer lettings included in Student Management Plan - new definition within 2016 legislation provides for this.
- Open space at podium level will serve to divide the 2 blocks – separates the student accommodation units from the apartment units.
- 6.5% open space provision proposed for student accommodation units.
- Density figure does not include student accommodation units.
- Considered the potential visual impacts, overshadowing and overbearing of the adjoining residential properties.
- Prospective applicant owns laneway between existing residential properties and the site (beside the proposed bicycle parking facilities) which provides for a buffer between the properties and proposed development.
- Building elevations have been revised and, in places, reduced to 3 storeys to let more daylight in.
- A noise report has been prepared.
- Winter gardens are proposed as a noise mitigation measure along the N11 instead of balconies.

**Planning Authority's comments:**

- No further comments re. student accommodation.
- Concern re. noise impact on residents along the N11.

**4. Drainage and flood risk.**

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

- Flood zone on site.
- Culvert across site and its relationship with the proposed development.

**Prospective Applicant's response:**

- 3 major water mains run up through The Hill as well as significant old culvert network, the old culverts sit beneath the water mains.
- Propose to improve existing culverts and to upscale pipes for ease of access and maintenance.
- Comfortable that the 12 items identified in the PA's Drainage report can be addressed.

- More details of SUDS and proposed attenuation tanks will be submitted with the application, as well as run off rates and calculations.
- A flood risk assessment has been undertaken, PA generally in acceptance of measures.
- Proposed site is brownfield.
- Floor levels all 1m above perceived flood area.
- No impact on adjoining residential properties.

**Planning Authority's comments:**

- Access to culverts is a concern, increase in size is welcomed.
- Discrepancies in site levels in drawings provided to be addressed.
- Trial investigation into culvert along The Hill undertaken by PA, culvert extends into 3<sup>rd</sup> party lands.
- Suggest access to culvert/water mains is brought to along the site boundary, PA will take over from the roadway.
- Cautionary approach to flood risk, these matters need to be closed out before application stage.
- Design report to have regard to flood areas.

**5. Traffic and parking.**

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

- Proposed car parking for student accommodation units and residential units.
- Cycle parking provision and location.
- Traffic discussed under agenda item no. 1.

**Prospective Applicant's response:**

- Development Plan recommends 147 car parking spaces for 103 apartments.
- Derogation re. public transport, site positioned along a Quality Bus Corridor.
- 103 car parking spaces proposed – 1 car parking space per apartment.
- 32 car parking spaces proposed at The Hill.
- Retail units / community room – for local use, dedicated car parking spaces not required, encourage walking, cycling and public transport.
- Need for car parking quite low within student accommodation – no car parking proposed, seeking to reduce what was proposed in pre-application consultation request.
- Cycle parking requirements are met.

**Planning Authority's comments:**

- Shortfall between proposed development and PA's standards re. car parking provision.
- 1 car parking space per unit seems low having regard to 2015 apartment guidelines – every new unit should rely adequately on itself.
- Have regard to short term summer letting re. car parking provision.

## **6. Community gain.**

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

- Community room – management, details of access, intended use.

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

- Community room - located on ground floor, multi height space, access via lobby, management via student accommodation reception, after hours direct access via door out onto plaza. Includes co-working space – 2 meeting rooms for public use. Best location within the site, would be ideal retail/commercial space.
- Plaza - south facing open space, place to pause on route to Stillorgan village. Vibrancy in terms of mixed uses – students, café, retail etc.

### **Planning Authority's comments:**

- Welcomes inclusion of community space and its location within the site.

## **7. Part V.**

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

- Application of Part V to student accommodation – Department to issue circular to clarify if Part V relates to student accommodation.

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

- Interpretation of legislation can be set out at application stage.

### **Planning Authority's comments:**

- Awaits the circular re. student accommodation.
- 10 apartments to be provided within the proposed development for Part V housing.

## **8. Any other matters.**

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

- Childcare provision – rationale why it is not included.

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

- There are adequate crèche facilities in the area – study carried out and referred to in Statement of Consistency identified approx. 20 within 1km of the site.

### **Planning Authority's comments:**

- Include details of how many crèche facilities and how many spaces available in the area at application stage.

## 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  
November, 2017