



An
Bord
Pleanála

Oral Hearing Agenda and Order of Proceedings

312070-21

Date	22 nd June 2022
Start Time	10am
Location	Video Conference Call
Development Description	Demolition of shed, construction of 146 no. Build to Rent apartments and associated site works at lands at the former Ted Castles site and Dun Leary House (a proposed protected structure), Old Dun Leary Road, Cumberland Street and Dunleary Hill, Dun Laoghaire, Co. Dublin.

The purpose of the oral hearing is to provide an opportunity for all participants, who wish to do so, to make further submissions beyond their written submissions, and to allow the inspector to seek clarification on any relevant issues arising and submissions made. Participants will also have the opportunity to ask questions or seek clarification on submissions made at the hearing.

The following should be noted:

- There is no obligation on any participants to make a submission to the oral hearing or to ask questions of the other participants. All written submissions already received will be considered by the inspector and the Board. For this reason, submissions previously made in writing should not be reiterated at the oral hearing.

- If you intend to provide written copies of your presentations these can only be accepted if there are copies available for all the participants at the hearing. Two copies of any written documentation should also be submitted for the Board file.
- The agenda and order of appearance for the oral hearing is set out below, along with a timetable. Participants should please note that this timetable is indicative only, and may vary during the course of the oral hearing.
- On completion of the oral hearing, the inspector will prepare a report and recommendation on the case for the Board. The decision to grant or refuse permission will be made by the Board.

Agenda

In its submission to the hearing the applicant is requested to address the following specific issue:

1. The extensive removal of original fabric internally and the removal of the roof form of the Yellow Brick Building known as 'Dunleary House' (addressing Dunleary Hill) a proposed Protected Structure in the Record of Protected Structures in the draft County Development Plan 2022-2028, and Specific Local Objective 153 which relates to this site and which states that 'The Dunleary House (Yellow Brick House) and associated boundary be retained in situ and renovated'.

Having regard to the concerns raised by the Planning Authority in the Chief Executive's Report, as well as those of third parties, the Board is of the view that further elaboration or justification is required in respect of the matters set out below and to consider, where applicable, amendments to address the conservation issues highlighted.

1. While works of significance have been carried out internally to Dun Leary House in previous times, including the removal of the original staircase, it is considered that much of the original fabric and many of the rooms remain intact, the extent to which this original fabric could be sensitively retained and repurposed, including the reinstatement of some of the original features of the building, should be further elaborated upon.
2. The applicant is requested to provide evidence of their consideration of a residential use within the protected structure, or an alternative commercial/office use, and whether such alternative uses/layout would allow for a greater retention of the original building.
3. The proposed works to the proposed Protected Structure involve the removal of substantial elements of the form, and the introduction of extensions that have the potential to overwhelm the existing structure. The applicant is requested to provide further elaboration or justification in respect of the removal of the roof of the proposed Protected Structure, and the appropriateness (in full or in part) of the proposed three additional floors

above, in particular having regard to the Development Plan Policy and Architectural Heritage Guidelines.

Please note that any additional analysis or elaboration of issues raised, and the material contravention statement, should be considered in the context of the current Dun Laoghaire Rathdown County Development Plan 2022-2028 which came into effect on the 21st of April 2022.

Order of Proceedings

Wednesday 22 nd June 2022	
Time	Topic
10AM	<ul style="list-style-type: none"> • Opening of oral hearing
	<ul style="list-style-type: none"> • Applicant: <ul style="list-style-type: none"> ○ Summary of proposed development (max. 10 minutes) ○ Response to issues raised on limited agenda
	<ul style="list-style-type: none"> • Planning authority <ul style="list-style-type: none"> ○ Points to raise on limited agenda matters
	<ul style="list-style-type: none"> • Observers <ul style="list-style-type: none"> ○ Points to raise on limited agenda matters
13:00 – 14:00	Break
2PM	<ul style="list-style-type: none"> • Questioning between the parties
	<ul style="list-style-type: none"> • Closing comments in the following order: <ul style="list-style-type: none"> ○ Observers ○ Planning Authority ○ Applicant
	<ul style="list-style-type: none"> • Closing of oral hearing

Other Matters

Parties to the application are reminded that the hearing is designed to allow further necessary elaboration, discussion and examination of relevant issues pertaining to the matters outlined in the limited Agenda and will not allow any discussion on any other issues outside of the agenda. Submissions should be concise dealing only with the relevant matters as outlined above. Where maps/diagrams/images are referenced in submissions, these should be available for display and should be of a scale that ensures they are legible to all at the Hearing.

Following the completion of a submission by a given party on the particular matters as outlined in the agenda, the Inspector may facilitate relevant questions and cross-questioning.

The Inspector may at his discretion lead a discussion on other matters directly related to agenda matters, such as appropriateness of conditions to deal with matters arising, should the Board be minded to grant planning permission for the proposed development.

The Inspector may at his discretion invite closing statements, if required they will be invited in the following order. The Parties shall note that no legal arguments, new material or issues other than those pertaining to the limited agenda may be produced or referred to at this point and should be confined to 5 minutes.

1. Observers
2. Planning Authority
3. Applicant

NOTE: Participants are requested to make available sufficient copies of any written documentation submitted at the hearing to each party (minimum 2 copies to each party and 3 copies to the Board).

Please also note that a digital recording will be made of the evidence given at the hearing.

Rónán O'Connor
Inspectorate
9th June 2022