

RECORD OF PRE-PLANNING MEETING FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) AT ST. LAURENCE’S COLLEGE, LOUGHLINSTOWN.

DATE: 17 July 2019

TIME: 11am

VENUE: The Annex, County Hall, Marine Road, Dún Laoghaire, Co. Dublin

REFERENCE: PAC/SHD/233/19

Present:

On behalf of Dún Laoghaire- Rathdown County Council:

Liam Walsh (Senior Planner)
Cait Ryan (Senior Executive Planner)
Fiona Cummins (Executive Planner)
Claire Casey - Transportation
Mary Hegarty - Public Lighting
Aiden ffrench - Parks and Landscape Services
Marin Danciu - Drainage

On behalf of Prospective Applicant:

Stephen M. Purcell (Future Analytics Consulting Ltd.).
Robert Bertney, Snackbar Consultants Ltd. (Applicant)
Kieran O’Neill, Chief Executive, Snackbar Consultants Ltd. (Applicant)
Corey Diffin (Wilson Architecture)
Marcus Reid (Wilson Architecture)
Peter O’Dwyer (Barrett Mahony Consulting Engineers - Services)
Martin Rogers (Barrett Mahony Consulting Engineers – Transportation)

[Note: The external attendees will be collectively referred to as the Applicant hereunder in the interest of clarity].

WELCOME AND INTRODUCTIONS

L. Walsh, representing the Planning Department of Dún Laoghaire-Rathdown County Council, welcomed those present. The purpose of this Pre-Planning Meeting was noted and the format of the Meeting was outlined. Meeting participants in turn introduced themselves and identified which organisation they represented at this meeting.

The Applicant presented the proposed development as follows:

- Build to Rent scheme across 2 blocks, ranging in height from 4 to 8 storeys, comprising 295 apartments, café, crèche, 150 no. car parking spaces, 670 bicycle parking spaces, the construction of 2 no. grass playing pitches and 1 no. astroturf pitch, and all ancillary site and works and services;
all at a site at St. Laurence's College, Wyattville Road, Glenageary, Loughlinstown, Dublin 18.

Details were provided in relation to the design of the scheme including details relating to unit mix (informed by population profile), design, height, context, apartment standards, amenities, gym, offices, creche, café, proximity to Luas, bus, N11, accessibility, open space, pedestrian and cycle facilities. In relation to the pitches it was stated that these would be managed in collaboration with the school and that there would be an arrangement for access and maintenance. The scheme was further outlined including the location of undercroft car parking, design approach and scale.

MAIN ISSUES DISCUSSED/CONCERNS RAISED

Public Lighting Section

Issues raised, and comments made as follows:

- requested that attention is paid to the location of the development in close proximity to the N11 which is 'well lit' and that any routes from the N11 or through the scheme are lit to meet required standards.
- requested clarification as to whether there would be floodlighting to the new pitches. As the Applicant responded that yes, there would be floodlighting, Public Lighting Section stated consideration of residential amenity would be required.
- all routes would be required to be continuously lit, for example, route to proposed café from N11.

Transportation

Issues raised, and comments made as follows:

- 1 car parking space per unit is required at a minimum, even for this BTR scheme, and cycle spaces to be in accordance with the Dun Laoghaire Rathdown County Development Plan. There would be no reduction in standards as this is a suburban location. Cycle parking spaces should be more conveniently located than car parking spaces.
- Maximum standards would apply for school parking.
- Recommended applicant to explore bike share also if car share / bike club was proposed.
- Recommended charging points for electric vehicles to be explored.

Further matters queried are as follows:

- the potential for a pedestrian bridge over the N11, as indicated on the lodged documentation, and its delivery, was queried. It was suggested that if the provision of such a pedestrian bridge is not envisaged, then reference to same in the analysis should be omitted.
- outlined that 'as the crow flies' distances and actual pedestrian/vehicular distances should be provided, in order to demonstrate connectivity.
- queried about a pedestrian link (from the site) to the N11.
- the new car parking spaces proposed close to the entrance to the school was queried. Details would be required as to what use these parking spaces would serve, either the school use or the new apartments. Existing parking provision at the school should be clarified. It was highlighted that there are maximum standards for school parking.

Parks and Landscape Services

It was outlined that the proposal does not meet County Development Plan criteria.

Drainage

Issues raised, and comments made as follows:

Drainage should be dealt with at the very beginning of a development process.

--there is a surface water public sewer pipe crossing the site, and the applicant should consider to divert it.

--a proposal in this respect should be discussed with the Drainage Planning section.

--use the most "green" SuDS measures, including ponds, etc.

--keep the parking areas to a minimum, in the car park use soft-SuDS measures, planters, etc.

--60% of all the roof area must be built as a green roof.

--the access to the green roof must be through the common parts of the building(s).

--permeable paving wherever possible, preferable are the most permeable stone systems.

--infiltration test are recommended to be done as soon, to ascertain the values to be used in the calculation of the permissible discharge flow.

--what surface water is not permitted to be discharged directly, must be attenuated in tanks that allow for infiltration.

--apply now for foul and water connections with Irish Water.

--show on a drainage drawing the current and proposed connections of the surface water and foul water.

--a Flood Risk Assessment must be included, even if this is not an obvious flooding zone.

--the final drainage documentation must have a Storm Water Audit, as per DLRCoCo requirements.

--consult directly with the Drainage Planning section.

Planning

Issues raised, and comments made as follows:

- One of the fundamental issues is the land use zoning. The lands are zoned 'Objective 'A' – To protect and – or improve residential amenity'. The lands are subject to Objective 'Inst' – To protect and / or provide for Institutional uses in open lands', and the requirements of this designation, which are set out clearly in the County Development Plan, and Policy SIC8, would be the criteria against which a development proposal would be assessed.

Policy SIC8 states 'It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.'

- A case discussed at the Council meeting of 3rd July 2017 in relation to proposed residential development on Clonkeen College lands, the minutes of which are a matter of public record, was raised.
- The Applicant is referred specifically to Section 8.2.3.4(xi) (Additional Accommodation in Existing Built-up Areas; Institutional Lands) and Section 8.2.8.2 (i) of the Dun Laoghaire Rathdown County Development Plan.
- A masterplan would be required as to how the school will develop in the future, and information on how the school would grow, etc., into the future is absent in the PAC submission. Details that would be required include existing student numbers and future enrolment projections, and how future needs of the school, including unforeseen needs, could be met. The Planning Authority would be guided by the relevant guidelines (including DEHLG & DES guidance documentation)
- An open space strategy would be required. There is a need for clear demarcation between playing pitches associated with the school, and open space which is to be clearly associated with the apartment scheme. The omission of the playing pitches, etc., from the site plan would have an upward impact on the density of the proposed development. It was highlighted that clarification be provided in relation to the use of the pitches in any future planning application, including the maintenance, management of and access to these existing and proposed pitches and areas of open space. For example, if the pitches, etc. do not form part of the residential scheme, then there is limited open space available to the residents. The school's needs must also be taken into account.
- Further examination required in relation to the buildings' context, topography of the site, design of the blocks, prominence on N11, relationship with existing 2-storey residential development at Wyattville Park, abrupt height changes and heights. No contiguous elevations to existing 2-storey context provided. A shadow cast analysis which includes details for June and December would be required, as information provided related to March only.
- In relation to height, the development would be first assessed in relation to policy set out in Dun Laoghaire Rathdown County Development Plan and then assessed against the building height guidelines.
- A future application would be assessed having regard to a number of criteria, and that as currently proposed the development would not meet a range of criteria, for example, connectivity, distance to public transport, over 1km to rail-based public transport. The proposal is considered monolithic, with little done to break up the continuous nature of the façade. Details regarding landscape, visual assessment, contextual elevations would be required for context of proposal from N11 and from further distances, place-making, enhancing the area, relationship to surround context, natural environment, surrounding land use and sensitive interfaces. Currently the proposal seems isolated in its context, has little interaction to its surroundings and contains areas of dead frontage. The new internal access road and the development accessed off it, such as surface car parking and access to the undercroft parking areas, do not enhance the area, and do not contribute to place-making. This internal access route would appear to function as a road, and not as a new 'street'.

- The design of the scheme should take account of microclimatic effects, such as analysis of prevailing winds. The inclusion of computer generated images would be useful.
- Boundary treatment of the scheme, including analysis of its visibility from N11, would need to be clearly shown.
- A justification is required as why this is a suitable location for a BTR scheme, noting that in Cherrywood Town Centre, there are already 1,000 units permitted.
- With regard to Part V requirements, it was outlined that Mr. Aidan Conroy may be contacted.

Other Issues:

- The recent decision by An Bord Pleanála on ABP-304068-19, an SHD application at Roselawn and Aberdour, Stillorgan Road, Foxrock, Dublin 18, was raised.
- It was noted that a number of matters remain to be addressed by the Applicant, one of the key issues being the matter of the land use zoning and the institutional designation which applies to the subject lands.

ENDS