



Planning & Development Consultants

63 York Road, Dun Laoghaire, Co. Dublin
www.brockmcclure.ie

01 - 5593859

Pre-Planning Meeting- 01.11.17 – Dublin City Council – Davitt Road PP Meeting No. 3 – SHM

Attendees - Design Team

Brian Durkan (BD) - BD
John Fleming (JF) - JFA
Andreia Costa (AC) – JFA
Laura Brock (LB) – BMCC
Gavin Foy (GF) - AIT

Attendees – Dublin City Council

Rhona Naughton (RN) – Senior Planner
Emer Ui Fhatharta (EF) – Senior Exec Planner
Edel Kelly (EK) - Roads and Transport
Stephanie Farrington (SF) – Roads and Transport
Sally Reddington (SR) – Drainage and Services

Development Proposal & Process to date

- JF provided scheme overview to Edel Kelly.
- Updated details of the scheme relayed to Planning Team.

Notes & Feedback

- General design / planning analysis from DCC was that additional detail was needed in order for the Council to further assess the scheme.
 - Further analysis of individual units - information in line with that required for a Housing Quality Assessment Audit
 - Review of single aspect units across the scheme – mitigation to be clearly detailed.
 - Review of access to sunlight and daylight including courtyards.
 - Entrance points to residential blocks to be considered further.
- Roads and Traffic
 - Car parking strategy to be considered in tandem with Buy to Let offer. This should include Car Club offer and firm commitment to same.
 - The receiving environment, and assessment of same, is critical at this location



- Overspill of parking to be avoided onto adjoining estates – residential travel plan required.
 - Location of entrance point (rear) to be considered
 - Width of Davitt Road footpath to be considered and justified.
 - Servicing of the retail units to be further considered
- Services
 - Meeting to be held with DCC next week.
 - Review of services outside the site required, including definition of required set back distances from mains pipes.
 - Usual suite of engineering reports required to accompany the planning application.

Actions

- Consultants to provide update to BMC following Departmental meetings next week.
 - All actions / reports identified above to be progressed.
 - Landscape detail to be agreed – BD/ AIT/ JFA
 - JFA to issue apartment layouts to ARC for sunlight and daylight analysis.
 - Detailed schedule of accommodation to be provided to BMC for review.
 - Part V proposal to be progressed. BD. BMC to issue details in this regard.
 - VIA and Sunlight Daylight studies to be progressed.
- **EF is away from 24th November until 18th December. Timing of next meeting needs to be considered with this in mind.**

Laura Brock

Brock McClure Consultants

2 November 2017