



An
Bord
Pleanála

Record of Meeting ABP-302164-18

Case Reference / Description	261 no. student accommodation bed spaces in 2 no. blocks and all associated site works. Nolan Seafoods Ltd, Rathdown Road, Dublin 7.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	28 th August, 2018	Start Time	2:30 pm
Location	Offices of An Bord Pleanála	End Time	4.10 pm
Chairperson	Tom Rabbette	EO	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Adrian Lynch, Mitchell McDermott
Alan O'Brien, GSA
Gordon Poyntz – Lohan & Donnelly Consulting Engineers
Ian Livingstone, John Spain Associates
Cormac Nolan – John Fleming Architects
John Fleming – John Fleming Architects
John Spain – John Spain Associates
Tom Anderson – NTM Capital

Representing Planning Authority

Claire Sheehan, Acting Senior Executive Planner
Edel Kelly, Senior Transportation Officer
Gareth Hyland, Traffic Planning
Mary Conway, Deputy Dublin Planning Officer
Peter Glynn, Executive Engineer
Niamh Fitzgerald, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) greeted the prospective applicant and planning authority (PA), and thanked the planning authority for facilitating the meeting in their offices. The procedural matters were stated:

- A written record of the meeting will be taken
- Digital recording of the meeting is prohibited
- 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
- The consultation meeting will not involve a merits-based assessment of the proposed development
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted 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 ABP 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 Inspector dealing with the pre-application consultation request will not deal with the application when it is submitted

The ABP representatives acknowledged the letter dated 24th July, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 28th August, 2018 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 opinion.

Agenda

1. Integration of the proposed development with the existing urban structure, including pedestrian permeability and access, compatibility with the use and/or development of adjoining sites and any issues arising from land ownership
2. Scale and design
3. Residential amenity for occupants and neighbours
4. Any other matters

1. Integration of the proposed development with the existing urban structure, including pedestrian permeability and access, compatibility with the use and/or development of adjoining sites and any issues arising from land ownership

ABP sought further elaboration/discussion on:

- Maximum permeability through site including links to the Luas stop and to adjoining sites

Prospective Applicant's response:

- TII have a policy against openings onto Luas stops from private land . There would be security issues with regard to public access through the proposed site. The use of the current access to the stop would not significantly increase walking times
- The walls along the access to the Luas stop are not protected structures. However remains were removed from other lands during Luas works and were interred at that location, so it would be undesirable to disturb the ground there.
- Links will be created through adjoining site to the north that is under development, and both sites will have same owner/operator. The adjacent site has an entrance onto the North Circular Road which is beside the next Luas stop along the line
- The current access to the site has been taken in charge and works to the lane would be under PA jurisdiction
- The prospective applicant is cognizant of the potential of the adjoining triangular site. The proposed development would not prejudice a co-ordinated development with that site should one be proposed at a future date

Planning Authority's comments:

- Applicant should look at as many options to create permeability through the site
- The access to south of site could be upgraded to support higher footfall

ABP comments:

- All details to be included in application, explain why accesses are not coming out at certain points and the issues arising from that
- Application will require information regarding the amount of student housing in the locality

2. Scale and design

ABP sought further elaboration/discussion on:

- Providing a development of suitable quality and scale for a prominent site on a transport corridor
- The relationship between the proposed building heights and ground levels
- Comments in PA opinion regarding elevation
- Consideration of windows to overlook the laneway along the western boundary

Prospective Applicant's response:

- Prominent site, acts as gateway to Grangegorman DIT. The fall in levels from north to south are not significant on the site
- The proposed buildings have regard to their situation. The western block is similar in scale and location to existing buildings. The eastern block would provide a strong presence at the Luas stop and an appropriate vista in longer views from Rathdown Road to the west and north in the context of the existing terraces in front of it
- Details of the matrix of brick and glazing on the western wall are provided

Planning Authority's comments:

- No issue with scale and overall design of the proposal, more variation in details would be desirable on the eastern elevation to create greater level of interest
- Elevations broken up on western side with smaller building and trees
- Gardens on Rathdown Road not large enough to take mews developments

ABP comments:

- Have regard to Draft Guidelines of Building Height which may be adopted by time of application

3. Residential amenity for occupants and neighbours

ABP sought further elaboration/discussion on:

- Internal floor to ceiling heights, configuration of shared amenity spaces in the development

Prospective Applicant's response:

- Ceiling heights consistent with guidelines for apartments
- Proposed development would comply with the standards for student accommodation in the development plan

Planning Authority's comments:

- Ensure full compliance with BRE guidelines having regard to bedrooms at pinch points on buildings and that they have enough light, and full compliance with development plan standards is required

ABP comments:

- Comprehensive light study and full sectional drawings to be included in application

4. Any other matters

ABP comments:

- Justification of bicycle parking proposed

Prospective Applicant's comments:

- Bicycle parking consistent with demand in similar student residences
- 3 amenity areas proposed, living rooms larger than standard requirements, larger kitchens to provide for number of students in each unit

Planning Authority's comments:

- Consider secure long term bicycle parking
- Proposal needs to demonstrate that both the physical layout of the development and its ongoing management can accommodate the traffic movements required within the site as there is no opportunity for on-street parking or stopping
- The open space and the internal facilities both appear to involve dual use for amenity and for management/access
- Drawings to clearly show what amenity spaces relate to, have regard to external and internal space, quantum and location of space
- Acknowledge Flood Risk Assessment submitted with pre-application, but the application needs to demonstrate that it can use the extended surface water sewer rather than the combined one, and that appropriate SuDS measures will be implemented including green roofs etc

ABP comments:

- Drainage may need attention. The prospective applicant should liaise with the council on the issue and ensure that there are no conflicts in the submitted documents

5. 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
- A stand-alone website is required for the planning application. The labelling of documents should be carefully checked
- There is no provision for ABP to seek further information from applicants
- A list of prescribed bodies will be provided with the ABP Opinion
- Irish Water would like prospective applicants to contact Irish Water at 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

Tom Rabbette
Assistant Director of Planning
September, 2018