



An
Bord
Pleanála

Record of Meeting ABP-302291-18

Case Description	232 no. bed spaces, 32 no. build to rent apartments, 2 no. commercial/retail units and associated works. Lands bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	17 th September, 2018	Start Time	11:10 am
Location	An Bord Pleanála	End Time	12.00 pm
Chairperson	Tom Rabbette	SEO	Kieran Doherty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

Aaron Bailey, Global Student Accommodation
Martin Creedon, Creedon Group
Rob Keane, RAU Architects
Marc Campbell, Mitchell Landscape Architects
Declan Brassil, Planning Consultant
Peter O'Dwyer, Barret Mahony Consulting Engineers
Ciaran Mullarkey, Conservation Architect
Paul Carey, RAU Architects
Matthew Creedon, Creedon Group

Representing Planning Authority

Rhona Naughton, Senior Planner
Naoise McDonnell, Senior Executive Planner
Niamh Kiernan, Assistant Conservation Officer

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.
- 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 received on 8th August 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 4th September 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. Development standards to include design, layout and access to amenities
2. Visual Impact to include impact on architectural heritage and consideration of issues raised in Conservation Officer's report
3. Residential amenity to include overlooking, sunlight/daylight analysis and shadow impact assessment
4. Landscaping and recreational amenity to include biodiversity
5. Water Services
6. Any other matters

1. Development standards to include design, layout and access to amenities

ABP sought further elaboration/discussion on:

- How the guiding principles of Chapter 15 of the City Plan and the objectives of the Liberties LAP are applied to the site.
- Urban design response and elevational treatment including use of materials to ensure good quality architecture.
- The relationship and interaction of the proposal with the Mill Street student accommodation.
- Development standards in relation to the Build to rent (BTR) units and the student accommodation having regard to national and local policies.

Prospective Applicant's response:

- The planning application will demonstrate the required details.
- Development on adjoining site is now complete.
- Further discussions are to be held with the planning authority.
- The proposed development is a separate accommodation to Mill Street; however, they will have the same management company.
- The BTR units will have access to the roof and amenity space.

Planning Authority's comments:

- Concerns expressed about the elevational treatment onto Sweeney Lane.
- The entrance area to the BTR units is very narrow and more fenestration is required.
- Need to demonstrate proposed development will not unduly impact on the archway. New buildings should be subservient to the archway.
- Need to consider how the courtyard will work with two different populations, students and BTR tenants.

ABP comments:

- The Urban Design Statement should provide more details in respect of site context and ensure that the document is consistent with other supporting documentation.

2. Visual Impact to include impact on architectural heritage and consideration of issues raised in Conservation Officer's report

ABP sought further elaboration/discussion on:

- CGIs are required to demonstrate the impact of development on the architectural heritage including the impact on existing arch and protected structure.
- Whether the archway should be within the red line boundary as it is a main access route

Prospective Applicant's response:

- The arch has already been rebuilt.
- Guidance is required as to whether the capping of the arch should be stone or brick.
- Balconies have been given winter gardens to provide a consistent appearance.

Planning Authority's comments:

- Views are required at street level from Mill Street towards the arch.
- The issue of brick or stone will be given consideration.
- Queries in the Conservation Officer's report should be addressed.

3. Residential amenity to include overlooking, sunlight/daylight analysis and shadow impact assessment

ABP sought further elaboration/discussion on:

- Potential impact on residential amenity of the houses on Sweeney's Terrace.
- Clarity regarding the use of an existing structure to the rear of Sweeney Terrace along the right of way.

Prospective Applicant's response:

- A sunlight/daylight analysis has been prepared.
- Two-storey structure to rear is outside applicant's ownership but will submit further details at application stage.

Planning Authority's comments:

- Concern over pinch points at corners of the proposed development.

ABP Comments:

- Impact on the existing unoccupied two-storey building to be referred to in application and access to the building identified.
- A sunlight/daylight analysis is to be submitted with the application.

4. Landscaping and recreational amenity to include biodiversity

ABP sought further elaboration/discussion on:

- Extent of recreational amenity areas that are being provided to serve students and BTR tenants.
- Clarity required regarding landscaping to River Poddle and the retention of trees.

Prospective Applicant's response:

- Trees along the River Poddle will be removed due to the remedial works required on the river bank.
- Even if the building is set back, trees will still need to be removed due to works.
- Tree planting is planned.

Planning Authority's comments:

- Very detailed proposals are required due to the character of the area and to maintain the integrity of the Poddle.
- The Parks Department would like the building to be set back

5. Water Services

ABP sought further elaboration/discussion on:

- Network upgrades required by Irish Water.

Prospective Applicant's response:

- The prospective applicant will liaise with Irish Water and any other relevant departments.

6. Any other Business

ABP comments:

- Noted that Part V liaison is ongoing.
- There must be consistency between all the documents/information submitted.
- There is a history of flooding to the east. Displaced water should be considered within the site-specific flood risk assessment.

Planning Authority's comments:

- A further meeting is planned between the prospective applicant and planning authority.

7. Conclusion

The representatives of ABP emphasised the following:

- The prospective applicant should be cognisant of new EIAR regulations.
- 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

October 2018