



Case Description	Retention of the "Former Bakery" (a protected structure), demolition of remaining buildings and construction of 257 no. student accommodation bed spaces and associated site works. 124-126 Parnell Street, Dublin 1.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th December, 2018	Start Time	10.20 am
Location	Offices of An Bord Pleanála	End Time	11.45 am
Chairperson	Brendan Wyse	Senior Executive Officer	Kieran Doherty

Representing An Bord Pleanála:

Brendan Wyse, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

John Spain - John Spain & Associates Planning Consultants
Ian Livingston - John Spain & Associates Planning Consultants
Derek Tynan - DTA Architects
Niall Rowan - DTA Architects
Stuart Hart - DTA Architects
Alastair Lindsay - Lindsay Conservation Architects
Bernard Seymour - Bernard Seymour Landscape Architects
John Casey - CORA – Structural & Civil Engineers

Ruairi O'Neill - Elkstone Capital

Ciaran McIntyre - Elkstone Capital

Representing Planning Authority

Claire Sheehan, Acting Senior Executive Planner – Planning & Property Development

Clara Crowley, Assistant Planner

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant and introductions were made. The procedural matters relating to the meeting were as follows:

- 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,
- ABP received a submission from the PA on 26th November 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 the Board's decision,
- 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. Key considerations will be the proposed development 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 the Board 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 be different from the one dealing with the application when submitted.

AGENDA

- 1. Quality of student accommodation**
- 2. Impacts on residential amenities**
- 3. Conservation issues. Impacts on St Peter's Bakery protected structure, the site of St. George's Church and graveyard and adjacent Architectural Conservation Areas.**
- 4. Visual impacts and interaction with the public realm, in particular Temple Lane North.**
- 5. Any other matters**

The prospective applicant was invited to give an overview of, and rationale for the proposed development:

- City centre location
- Respects characteristics of the area
- Designed to let air and light into the site
- Permeability within the site
- Gable material is rain screen cladding of cement particle board
- Public areas are denoted with glazing
- Green courtyards provide green views from accommodation
- Daylight analysis carried out
- Boundaries have a green wall treatment
- Roofs are green or brown and will have a filtration system
- Planting proposed at Temple Lane, the lower level of the site
- Sustainable drainage system discussed with planning authority
- Rainwater harvesting tank located below ground which feed green wall boundaries
- No basements in the proposal so water can go to ground as can planting
- Perimeter infiltration trench provided
- The stone wall along the playground is a protected structure with different levels either side
- The open space has been a playground since 1894

ABP Comments:

- Drainage proposals to be fully integrated between drainage and landscaping

1. Quality of student accommodation

ABP sought further elaboration/discussion on:

- Planning rationale for site
- Standard of accommodation
- Any upgrades to laneway
- Management of bin storage area, and its impact of noise on residential area

Planning Authority's Comments:

- Quality standards are set out in the development plan and in the opinion to the Board
- Integration with the local community
- Any access to the public
- Any planning gain for the area
- Are light wells going to storage areas

Prospective Applicant's Comments:

- Design statement provides quality assessment
- Accessibility is from rear of bakery building as the site is higher than street level
- There is a 3.5 metre set-back from Temple Lane to allow for natural light

- Fr Scully House was granted planning permission when there was a previous permission on this site that did not have a 3.5 metre set-back
- Possibility to extend the footpath along the front of the development in Temple Lane
- A management plan will deal with the bin area
- A mobility plan will show emergency access to the centre of the site
- The quality of the units facing Temple Lane will provide adequate light.
- One room will have a 5% lower light level because it is a larger size
- The open space is in excess of the planning authority requirement.

2. Impacts on residential amenities

ABP sought further elaboration/discussion on:

- Impact on adjacent apartment blocks, shadowing, noise, anti-social behaviour
- Overlooking and noise from roof gardens

Prospective Applicant's Comments:

- Management company will manage the development
- Increased aspect from existing Belmont Hall apartments
- BRE daylight, sunlight and overshadowing analysis done
- Some neighbouring apartments will receive an improvement in sunlight/daylight
- Proposed development will have less impact than the previous permission for the site

Planning Authority's Comments:

- Overlooking is an issue
- Shadow analysis showed some deficiencies

ABP Comments:

- Application could state that an experienced management company will be employed
- Make comparison with existing overshadowing
- Address impacts in application

3. Conservation issues. Impacts on St Peter's Bakery protected structure, the site of St. George's Church and graveyard and adjacent Architectural Conservation Areas.

ABP sought further elaboration/discussion on:

- Protected structure on site and adjacent protected structure
- Archaeological report submitted
- Visual impact
- Procedure should unexpected material be discovered during construction
- **Impacts on adjacent Conservation Areas**

Planning Authority's Comments:

- Proximity of new building to rear of the protected structure

- Justify demolition of the non-protected building on site; any fabric of value within these buildings?
- Queried the replacement of mansard roof
- Relationship between new buildings and stone boundary wall
- More city scape views required
- Age and condition of buildings to be demolished

Prospective Applicant's Comments:

- Referred to design statement
- Conservation officer's report not received
- Original roof already removed, current mansard roof is circa 2000
- Fabric of protected structure assessed
- Original stairwell can be re-introduced as not a fire exit
- Minimal visual impact
- DAU satisfied with the proposals
- Further discussions to take place with the conservation officer
- No historic machinery in the existing buildings

ABP Comments:

- Address visual impacts around site
- Structural and fabric impact all to be addressed in application

4. Visual impacts and interaction with the public realm, in particular Temple Lane North.

ABP sought further elaboration/discussion on:

- Accessibility and permeability.
- Open space and landscaping.
- Interaction between public and private areas.
- Provision of communal facilities for occupants of the scheme.
- Impacts on residential amenities at Temple Lane North.

Item covered in overview

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
- 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

Brendan Wyse
Assistant Director of Planning
December 2018