



An
Bord
Pleanála

Record of Meeting ABP-303703-19

Case Reference/Description	Proposed strategic housing development, construction of on-site campus student accommodation to accommodate 214 cluster units and associated site works. Dublin City University, Glasnevin Campus, Griffith Avenue Extension, Dublin 9		
Case Type	Section 5 Pre-Application Consultation Request		
Date	25 th March 2019	Start Time	2.30pm
Location	An Bord Pleanála Offices	End Time	4.00pm
Chairperson	Tom Rabbette	EO	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Sorcha Turnbull, Brady Shipman Martin
Pauline Byrne, Brady Shipman Martin
Arthur Parke, FCBS Architects
Sam Tyler, FCBS Architects
Luise Volschenk, Coady Architects
Mark McCann, Coady Architects
Aine Patton, Brady Shipman Martin
Mark Richardson, Punch Consulting Engineers
Ronan Stokes, Punch Consulting Engineers
Adolfo Rey, DCU
Ger McEvoy, DCU

Representing the Planning Authority:

Bryan Ward, Senior Planner
Barry O'Donnell, Executive Planner
Maria Tracey, Drainage

Introduction:

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 7th March, 2019 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 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, and whether the documents submitted 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 ABP representatives acknowledged the letter dated 22nd February, 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Development Strategy for the site to include inter alia:
 - Height
 - Design including creation of active frontages
 - Internal amenity provision
 - Residential amenity (internal and external)
2. Permeability, connections and wayfinding
3. Car parking
4. Site services
5. Any other matters

1. Development Strategy for the site to include inter alia: Height, Design including creation of active frontages, internal amenity provision and Residential amenity (internal and external)

An Bord Pleanála required further information on:

- Description of the proposed development should be more detailed and include matters such as plot ratio and site coverage;
- Landownership to be outlined clearly in documentation
- Justification of the use having regard to the principle use of the site and zoning thereon and more details on the sports facility in St. Claire's.
- If proposal considered a material contravention a statement on same should be submitted and the public notices should reflect same;
- Provision of and maintenance of active frontages along the Mall and avoidance of blank/inactive frontages and corners;
- Justification for absence of internal amenity space within Block 4 and for provision of amenity space below Development Plan requirement
- Residential amenity of the Mall, the existing student accommodation to be considered as is the ground floor unit proposed in Block V8.

Perspective Applicant's Comments:

- Land ownership will be clearly outlined and consistent in documentation.
- Material contravention will be addressed with height a way finding urban design tool in the development.
- V4 residents will have access to amenity space in V5 via courtyard, will expand further and with more detail at application stage
- The development is directly driven by demand for student accommodation in Dublin.
- DCU is expecting further growth in student numbers
- Existing facilities and amenities on site relevant in consideration of internal amenity space within the development

Planning Authority Comments:

- With regard to height there is a degree of uncertainty to whether the development is a material contravention.
- The development is in the outer suburban area, proposed metro link could make a difference and give justification to the height
- No planning history on adjoining lands

Further ABP Comments:

- Advisable that that each block is self-contained in respect of internal amenities
- Residential amenity of external open spaces and adjoining buildings to be addressed
- Examination of amenity provided to ground floor 3 bed cluster within Block V8
- Creation of an active frontage along the Mall
- Height strategy requires further justification to ensure height strategy outlined optimises the most sustainable development of the site.

2. Permeability, Connections and wayfinding

ABP sought further elaboration/discussion on:

- Wayfinding and connectivity within existing Campus poor with requirement to improve permeability from subject proposal to rest of Campus.
- Consideration of connectivity to future development lands to southeast recommended;
- Connections and permeability to adjoining Albert Park
- Not many connections around the land
- Balance between providing appropriate security and creating permeability

Perspective Applicant's Comments:

- Intend to make the Campus more permeability with greater connections to park envisaged.
- Buildings proposed facilitate wayfinding with connections outlined through the site
- Security measures to be outlined.

Planning Authority Comments:

- Agree that permeability on the site is important
- Should try to minimise closure of key routes within the site if possible

Further ABP Comments:

- Security measures proposed to be outlined in detail
- Having an open and permeable campus is an important part of the development but understand balance required between permeability and security

3. Car parking**ABP sought further elaboration/discussion on:**

- Rational for the proposed uplift in car parking spaces
- Given existing and proposed public transport links justification required.

Prospective Applicant's Comments:

- Additional spaces proposed to serve the development
- Will provide further justification and rationale in the documents

Planning Authority Comments:

- Site not within city centre, located in suburban area
- Consider additional car parking proposed would be appropriate
- Good transport linkages with primary objective to encourage use of same.

Further ABP Comments:

- Justification for the uplift of car parking spaces should be provided

4. Site Services**ABP sought further elaboration/discussion on:**

- Matters outlined in PA opinion relating to surface water management

Perspective Applicants response:

- Strategic overview of surface water management on the site can be provided

- Will engage in further consultation with the drainage division in the planning Authority

Planning Authority Comments:

- Concerns regarding surface water flows within overall Campus.
- Justification and clarification on discharge rates needed, figures should be submitted to the Planning Authority
- Report outlining strategic management of the site would be welcomed
- Flood Risk Assessment required

Further ABP comments:

- Further follow up meeting with the Planning Authority is advised

5. Any other Matters

- Detail required in relation to archaeological investigations with PA stating they would consult with the City Archaeologist

Conclusions:

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

Tom Rabbette
Assistant Director of Planning
April, 2019