



An
Bord
Pleanála

Record of Meeting

ABP-304248-19

Description	697 no. Build to Rent apartments, retail at ground floor and associated site works. Connolly Station Car Park, Sheriff Street Lower, Dublin 1.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	29 th May 2019	Start Time	14:00 p.m.
Location	Offices of An Bord Pleanála	End Time	16:30 p.m.
Chairperson	Tom Rabbette	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Peter Halpenny, Ballymore Group
David Killion, Ballymore Group
David Petherbridge, RKD Architects
Paul Davey, RKD Architects
James Hirstle, RKD Architects
Casper Lindskog, Arrow Architects
Tony Horan, OCSC Consulting Engineers
Simon O'Brien, Homan O'Brien
John Gleeson, IES
Clare Hogan, Conservation Architect
Jim Keoghan, MH Planning
Adrian Toolan, MH Planning

Representing Planning Authority

Deirdre O'Reilly, Senior Planner
Edel Kelly, Senior Transportation Officer
Mary Conway, Deputy Dublin Planning Officer
Nicola Conlon, Senior Executive Planner
Clare Sheehan, Assistant Senior Executive Planner

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 15th May 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 18th April 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. Principle of SHD in the context of overall mixed-use scheme**
- 2. Compliance with SHD Legislation**
- 3. Development Strategy for the site to include inter alia urban design, including the height and architectural treatment of the buildings, interface with public streets, connections and permeability.**
- 4. Residential Support Facilities and Amenities including the provision of open space and other residential facilities, amenities and support services within the scheme and community facilities.**
- 5. Residential Amenity including the standard of amenity for future occupants; access to daylight and sunlight and private amenity space; the type of the proposed apartments and their management; the impact of the development on surrounding residential dwellings.**
- 6. Car Parking Rationale**
- 7. Site Services**
- 8. Childcare**
- 9. Any other matters**

1. Principle of SHD in the context of overall mixed-use scheme

ABP sought further elaboration/discussion on:

- Nature of this proposed development

Planning Authority's comments:

- No comments

Prospective Applicant's response:

- The aim of this proposed development is to deliver housing
- This is a large scale inner city brown field site
- The area is inefficient in its use
- A masterplan will show an integrated urban design approach

Further ABP comments:

- Clarify the residential elements and why they are separate
- Show how the quantum of commercial floor space complies with SHD

2. Compliance with SHD Legislation

ABP sought further elaboration/discussion on:

- Proposed 180 car parking spaces
- Status of the proposed highline

Planning Authority's comments:

- It would be preferable to have one application under section 34
- It is possible to divide the layout between SHD and commercial

- There should be a masterplan with both applications
- An application for commercial should be before or at the same time of lodgement of an SHD application
- The public realm, streets and public spaces need to be delivered
- The applicant should submit a phasing plan with an integrated timeline

Prospective Applicant's response:

- This SHD is standalone, independent and not intertwined
- There is basement car parking, plant and storage
- 180 spaces are for CIE
- This will be used as a transportation hub
- It is ancillary and not commercial
- This is also incidental
- There are currently 390 car parking spaces
- 210 car parking spaces are being removed so that a residential development can be built
- There is 3200 sq. meters for retail and other uses
- This complies with national policy
- The highline is independent and connects with all amenities at that level
- It can be clarified that the highline is under SHD
- Both a commercial application and a SHD application can run concurrently
- A refusal will compromise the development
- There is no legal opinion regarding EIAR
- A legal opinion will be sought

Further ABP comments:

- 180 car parking spaces are not connected to this development
- They are pay and display and this is paid commercial
- Elements that are not connected to residential cannot be considered under the SHD process
- 4500 sq. meters cannot be exceeded
- Justify the optimal strategy
- Outline how this proposed development complies with SHD legalisation
- If the commercial application is not approved detail how this impacts on the SHD application and its proposals
- Explain how an EIAR will be carried out on the Commercial application and SHD application

3. Development Strategy for the site to include inter alia urban design, including the height and architectural treatment of the buildings, interface with public streets, connections and permeability.

ABP sought further elaboration/discussion on:

- Rationale for the proposed heights
- Treatment of buildings
- Bulk and mass of block c

Planning Authority's comments:

- Accept the height in principle
- Create an environment within these buildings
- Visual impact can be accommodated
- Height does need to be reduced to improve the quality of amenities for communities neighbouring this development
- The concern regarding the lack of connections from Connolly square to Connolly station was raised
- There is a high percentage of small units
- Address and propose more larger units

Prospective Applicant's response:

- The location is central and has good transport links
- Heights are at the centre and then cascading
- 22 storeys at the centre to 5 storeys at the edge
- Visual impacts have been addressed
- Careful that placement does not impact
- High quality materials have been chosen
- Brick and stone are being proposed to create a landscape and highline feature
- Block c will be amongst the high-rise buildings
- Facades and design show detail and excellence
- The site facilitates future connections to Connolly station
- The highline connection is on the same scale as the Connolly station platform
- Operational connections are a problem
- Delivery of the connection from Connolly square to Connolly station cannot be guaranteed
- There is vertical greening, active frontage throughout and trees included
- Public realm contains water features and all roofs are green with run offs
- There are protected areas to combat the wind

Further ABP comments:

- Show that the design is exemplar
- The treatment is befitting of the building height
- Show justification for height and overshadowing
- Justify the design for block c
- Outline the treatment of elevational design
- More CGI'S are required
- Detail the ground floor level
- Seek the opinion of the city architect if possible
- Show connections through the site
- There is no connection from Connolly square to Connolly station
- Consult with the Parks department of the P.A
- Explain how the bridge and public realm integrate
- Detail the public realm
- Justify the housing mix in the context of the wider policy
- Submit a rationale for the high-density of studio 1 beds

4. Residential Support Facilities and Amenities including the provision of open space and other residential facilities, amenities and support services within the scheme and community facilities.

ABP sought further elaboration/discussion on:

- Private amenity space
- Types of facilities proposed

Planning Authority's comments:

- Private amenity space is 2231 sq. meters and is shared and connected to the highline

Prospective Applicant's response:

- An evidence-based approach can be given
- There is space reserved for community use
- Dialogue is taking place with the community providers regarding setting up boxing or a G.A.A club

Further ABP comments:

- More information is needed regarding open spaces and facilities
- Clarify the highline and its functionality
- Outline public and private open spaces
- Show the links to the garden spaces
- Examine the quantum distribution e.g. the gym
- Clarify the management and arrangement of the community space being provided

5. Residential Amenity including the standard of amenity for future occupants; access to daylight and sunlight and private amenity space; the type of the proposed apartments and their management; the impact of the development on surrounding residential dwellings.

ABP sought further elaboration/discussion on:

- Sunlight and daylight analysis
- External impacts
- North facing aspect units

Planning Authority's comments:

- Concerned at the quality of block c
- Explain how they meet the standards
- Spaces on the street from block b & c are overshadowed
- The height and bulk could compromise spaces

Prospective Applicant's response:

- Daylight has been tested on 166 units
- It has exceeded the guidelines
- Glazing has been increased and compliance is 99%
- Overhanging balconies have been removed
- Windows have been maximised
- 4 units have issues which should be resolved
- Daylight and sunlight is in accordance and exceeds the guidelines
- There is an extended distance of more than 18 meters and more than 2 hours sunlight
- Out of 131 windows – 8 are below 10%
- 70 out of 131 are an improvement on a previously permitted scheme
- Data can be submitted regarding space quality
- 3D imagery showing protected areas can be provided

Further ABP comments:

- Identify wind impacts
- Address noise impact
- Examine the impact on the external environment, Oriel Hall and overshadowing

6. Car Parking Rationale

ABP sought further elaboration/discussion on:

- Quantum
- Access points
- Junction at Seville place

Planning Authority's comments:

- There is no requirement for any car parking spaces except the operation of a station
- Existing car parking is not needed
- The demand is only for the office and commercial element
- There are 3 access points
- 1 access is on a narrow street which should be limited for traffic use
- There is a conflict in the site through the pedestrian plaza

Prospective Applicant's response:

- 390 current parking spaces with 425 if approved
- The site is central
- The census has been examined
- 62% of houses don't have cars
- There is a 26% provision for car parking spaces
- Visibility can be established for the access point into Oriel road
- Trip generation has been overestimated

Further ABP comments:

- Check car parking rationale
- Justify the proposed spaces
- Quantum is high

7. Site services

ABP sought further elaboration/discussion on:

- 3rd party consents

Planning Authority's comments:

- Check SUD's and landscape

Prospective Applicant's response:

- Watermain needs to be extended under the Luas line
- A road opening license is needed
- There is capacity
- No attenuation is required

Further ABP comments:

- Address 3rd party consents
- There is no further information sought at application stage

8. Childcare

ABP sought further elaboration/discussion on:

- Childcare provision

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- A justification will be submitted

Further ABP comments:

- Justify the lack of childcare provision

9. Any other matters

ABP comments:

- Ensure consistency in the documents submitted
- Submit an area schedule, and description development
- Explain how the build to rent will be managed and show in the public notices, draft covenant
- Submit a lifecycle report
- Clarity regarding the red-line is needed

Planning Authority's comments:

- No comment

Applicants Comments:

- Red-line is an Irish Rail interface

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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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 Direct of Planning

June 2019