



An
Bord
Pleanála

Record of Meeting ABP-305519-19

Case Reference / Description	Demolition of all existing structures on site, construction of 309 no. student bedspace accommodation, 1 no. retail unit and associated site works. Prussia Street, Dublin 7.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th November, 2019	Start Time	2.15 pm
Location	Offices of An Bord Pleanála	End Time	4.05 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Francis Duffy, Prussia Properties
Carl Duffy, Prussia Properties
Gavin Duffy, Prussia Properties
Simon Clear, Simon Clear & Associates
Gerry Hand, Douglas Wallace Architects
Eryk Rawicz, Douglas Wallace Architects
Robert Fitzmaurice, CS Consulting
Gordon Finn, CS Consulting
Paula Shannon, Simon Clear & Associated

Representing Planning Authority

Colm Harte, Senior Executive Planner
Nicola Conlon, Senior Executive Planner

Niamh Kiernan, Assistant Conservation Officer
Roisin Ní Dhubhda, Executive Planner
Stephanie Farrington, 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 29th October, 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 2nd October, 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 student accommodation at the site. Quality of proposed student accommodation.**
- 2. Visual impacts and interaction with the public realm, Prussia Street and the TU Dublin Grangegorman Campus. Impacts on residential amenities.**
- 3. Conservation issues. Impacts on adjacent protected structures. Archaeology.**
- 4. Traffic and transportation issues.**
- 5. Any other matters.**

1. Principle of student accommodation at the site. Quality of proposed student accommodation

ABP sought further elaboration/discussion on:

- Adjoining TUD Grangegorman Campus
- Grangegorman SDZ Planning Scheme Masterplan
- Objectives in the City Plan for the area

Prospective Applicant's response:

- 3 meetings were held with the Grangegorman Development Agency (GDA), GDA will give consent for the proposed access but it must be approved by their Board
- There may be changes to the Grangegorman masterplan having regard to proposed development.
- The proposed plaza and building lines are being reviewed by the GDA. The current amended approved masterplan includes a plaza.
- Pedestrians/cyclists will be brought in at the proposed access point and the campus is vehicle free.
- GDA will carry out works on their site to boundary and prospective applicant will carry out works on their site to boundary.
- Plaza to be fronted by amended energy building and proposed development.
- Proposed usage as student accommodation will be within the current legal definition of same.
- The access may be gated initially at night, but the long term intention is to provide a fully integrated free flow development as part of the city.
- There is provision for a gate while TUD Grangegorman Campus is being built out but in the long term there will be no requirement for a gate.

Planning Authority's comments:

- PA supports the principle of street access on proposed site, location is suitable, PA supports a pedestrian route at this location
- Proposed access is in keeping with Grangegorman SDZ
- PA satisfied with the quality of building standards proposed
- SDZ indicated entrance points in these general locations
- Applicant to demonstrate how the proposed development ties into the permitted SDZ planning scheme.

Further ABP comments:

- Note PA have no objection in principle to the proposed development
- Clarify and show details in the application of how the proposed development ties in with the GDA Plans, include details of any consultation with the GDA.
- Clarify the extent of permitted and proposed works in the area of the development site.
- Include landscaping proposals
- Applicant to demonstrate compliance with Development Plan standards for student accommodation.
- Applicant to clarify in application documentation if the proposed development will be used as tourist accommodation outside of term time as this is not clear in the documents submitted.

- Have regard to the boundary and clarify if proposed development will be gated

2. Visual impacts and interaction with the public realm, Prussia Street and the TU Dublin Grangegorman Campus. Impacts on residential amenities

ABP sought further elaboration/discussion on:

- Interface with Prussia Street. Applicant to show how the public realm will work functionally and aesthetically and to provide a design rationale to address issues raised by Dublin City Council Conservation Officer regarding impacts on protected structures and the Conservation Area.
- Interface with St. Joseph's Place including impacts on residential and visual amenities, shadow/light analysis and issues raised by the PA in relation to overshadowing. It is noted that this is an urban area undergoing change
- Interface with TUD Grangegorman Campus including access and visual impacts and cumulative impacts along with adjacent permitted developments.

Prospective Applicant's response:

- Applicant has held 3 meetings with the GDA
- Amending horizontality and verticality of proposed development
- Design Statement to include historical maps, no existing constant street line at this location along Prussia Street
- Substation to be relocated to where bin store is currently proposed
- Notes proposal for Bus Connects spine route along Prussia Street, bus gate proposed down towards Stoneybatter
- GDA accepting of what is proposed and want to open up campus
- The campus boundary wall is to be breached in several locations to provide entrances to the campus.

Planning Authority's comments:

- Concern over horizontality of proposed development on Prussia Street and potential impacts on the Conservation Area
- Applicant to show interactions with the permitted development at the Park Shopping Centre.
- The protected structure No. 29 Prussia Street is currently in residential use
- Clarify in application VSE results in relation to daylight access of windows, uses of these rooms
- Ensure overhang doesn't encroach on public domain.
- Confirmation of consultations with the GDA to be included in application.
- Comprehensive assessment on all impacts on residential properties to include cumulative impacts of developments permitted at the Park Shopping Centre and Grangegorman SDZ.
- Additional assessment needs to be carried out having regard to BRE guidance
- Access to campus previously discussed, similar concern as ABP in relation to Block A, requires further consideration
- Accept principle of proposed route from campus.
- PA has issues regarding demolition of part of the historic campus boundary wall.
- Strongly supporting of principle of entrance. Potential cumulative impacts of several new openings in the historic boundary wall needs to be considered.

- Potential for other routes to be provided in future developments around the area

Further ABP comments:

- Have regard to Bus Connects proposals and any NTA comments.
- Advised to consult with the NTA if possible, prior to application as they will be a consultee at application stage due to potential impacts on the Bus Connects route.
- Show how open space at podium level relates to proposed development
- Ensure proposals are coherent and submit a strong rationale for the proposed development.
- Applicant to address concerns about potential impacts on adjacent residential properties: overshadowing, overbearing, overlooking in the application.
- Address the cumulative impacts of proposed development along with the permitted developments at the Park Shopping Centre and TUD Grangegorman campus.
- Include details of the ongoing management of the scheme

3. Conservation issues. Impacts on adjacent protected structures. Archaeology

Planning Authority's comments:

- Development would have a significant visual impact on the area.
- Applicant to consider impacts on protected structures and be sensitive with regard to design.
- No specific development plan conservation objectives for this Conservation Area.

Further ABP comments:

- Consider protected structures and conservation area
- Include contiguous elevations in application for Prussia Street, show what is existing and what is granted
- Public Notices will have to state that works are being carried out to a protected structure (with regards to the boundary wall)
- Have regard to the archaeological potential of the area

4. Traffic and transportation issues

ABP comments:

- Have PA any solutions to their concerns regarding loading bay

Prospective Applicant's response:

- No vehicular access from TUD Grangegorman Campus
- No consultations with NTA
- Will discuss issues further offline, more details will be furnished
- No sense to carry out a Traffic Impact Assessment as there will be no traffic movements

Planning Authority's comments:

- PA Opinion highlight number of key issues regarding the loading bay, servicing should be provided from within the site

- Traffic and Transportation Division in DCC not consulted
- Loading bay would be available to entire street and not just dedicated to proposed development
- Proposed development could encroach on the public footpath.
- Works outside of red line site boundary would require letter of consent and would require consent from PA which they would not give currently
- PA question principle of a loading bay at this location.
- PA have facilitated meeting with NTA for other SHD applications
- Any public realm works need to be discussed with the PA
- PA require Traffic Impact Assessment Report, Construction Management Plan and Mobility Management Plan to be submitted with application
- Cycle parking complies with Development Plan, more detail on cycle parking storage is required
- Applicant to address all issues raised in PA Opinion, clarify and justify providing and not providing certain reports in application.

5. Any other matters

ABP comments:

- Irish Water submission refers to 281 no. bed spaces, proposed development refers to 309 no. bed spaces, ensure no discrepancies in application documentation
- Address of proposed development should be clearer and include works to protected structures

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

27 November, 2019

