



An  
Bord  
Pleanála

## Record of Meeting ABP-305551-19

<b>Description</b>	Demolition of existing industrial/commercial units on site and construction of 337 no. residential apartment units and associated site works. 128-130 Docklands Innovation Park, East Wall Road, Dublin 3.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	7 <sup>th</sup> November, 2019	<b>Start Time</b>	11:30am
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	1:00pm
<b>Chairperson</b>	Tom Rabbette, Assistant Director of Planning	<b>E.O.</b>	Hannah Cullen

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Hannah Cullen, Executive Officer

### Representing Prospective Applicant:

Christy Dowling, Applicant
John Spain, JSA Planning Consultant
Stephanie Byrne, JSA Planning Consultant
Stephen Manning, MCORM Architects
Paul O'Rourke MCORM Architects
Paul Moran, POGA Engineers
Thamara Budal, POGA Engineers
Brendan Vaughan, Mitchells and Associates (landscape architects)
David Casey, JBA Consulting

### Representing Planning Authority

Clara Conway, Executive Planner
Stephanie Farrington, Senior Executive Planner
Niall Colfer, Assistant City Archaeologist

## **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 **29<sup>th</sup> 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 **2<sup>nd</sup> 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. Integration with commercial units on site, neighbouring residences and public realm.**
- 2. Landscape Design, vehicular access (ROW) and pedestrian permeability.**
- 3. Residential Amenity – microclimate, wind, comfort and usability.**
- 4. Site Services – surface water and flood risk.**
- 5. Any Other Matters**

## **1. Integration with commercial units on site, neighbouring residences and public realm.**

### **ABP sought further elaboration/discussion on:**

- Significant amount of commercial space is being retained.
- The development is a high-density proposal.
- Is the development build to rent?
- Would the design of layout change if there were no constraints on the site?
- The integration of the commercial units and plans for existing elements.

### **PA Comments:**

- The appearance of the Façade doesn't work well on the scheme.
- CGI's didn't appear to be very clear.
- Planning authority is looking for 12% of a mix
- Understand the site is being redeveloped however some concerns with the compliance in relation to the zoning objective.
- A study of what is going to be delivered at application stage would be useful.
- Concern with sun/daylight.
- Zoomed in interfaces/CGIs to get a clearer vision of the interfaces and surrounding area.
- Block on the south end of the site is overlooking on to a gable and appears to be single aspect.
- Since previous discussions the scheme has evolved and improved over time.
- Provide details of the interfaces of the current commercial units (block 15 and 16) to the proposed buildings.

### **Prospective Applicants response:**

- Site is not build to rent.
- This is a regeneration site in a regeneration area.
- Mindful of the surrounding houses, apartments and tenants.
- Detailed interfaces can be included at application stage.
- The retained buildings can't be touched at the moment.
- Goal is to provide links and accessibility through the site.
- Aware the CGIs display blank elevation can be added for application stage.
- Reason for retention of the commercial unit is contains high tech computers/server's equipment.
- There was an earlier design however applicant is satisfied with the current.

- The public space proposed is urban in nature allowing a 10-storey block in the centre, benefiting people inside and outside the scheme.
- The flow of people and traffic is minimal outside the retained buildings.
- Discussions had with the planning authority about proposed footpath.
- Increasing the floor levels of proposed building to create a gradual ramp to the path, minimal change in levels.
- Providing offices to front of the development increasing employment opportunities.
- Details of the breakdown of the quantum can be provided at application stage.
- Talks will continue with the tenants of the commercial units.
- Car parking spaces at the rear of the development have been amended.
- An indicative masterplan can be included at application stage.
- Future connections and pathway links can be provided.

**Further ABP Comments:**

- Improved CGIs and cross sections useful at application stage.
- The 2 tenants in the commercial units appear to add to the mixed-use percentage.
- Larger sun/daylight drawings to be submitted at application stage.
- Landscaping is a major element for the ground floor apartments.

**2. Landscape Design, vehicular access (ROW) and pedestrian permeability.**

**ABP sought further elaboration/discussion on:**

- Good use of construction materials is noted.
- Details regarding the central spine of the development and the right of way.
- Concentration on the underground parking vents.
- Pedestrian permeability particularly at the access points.

**PA Comments:**

- Was the DPD building retained?
- Set back on the site to facilitate the cycle route.
- Possibility of visual impact and possible fumes coming from basement level venting, a assessment should be carried out to negate any negative impacts.
- Example images of masking of the vents to be provided at application stage.
- Open or gated scheme?

- Higher level of detail regarding accessibility to the site should be submitted as it currently appears unclear.

**Prospective Applicants response:**

- Minimal number of commercial vehicles on site.
- DPD are on a short-term license, possibility of change of use when concluded.
- Gym space strategically placed in shaded area of the development.
- Private residential carparking appears on site and will be similar to suburban housing carparking.
- Area impact of the vents will be minimal to none.
- Can look into a plan for disguising the vents for application stage.
- The plan is have the development open and not gated.

**3. Residential Amenity – microclimate, wind, comfort and usability.**

**ABP sought further elaboration/discussion on:**

- Treatment of the landscape
- The interaction of elements like the microclimate, wind, comfort and protection.

**PA Comments:**

- Number of north facing apartments, appear to be single aspect, address/justification at application stage.

**Prospective Applicants response:**

- No microclimate report has been carried out, can be included at application stage.
- Landscaping has been done designed with sun and daylight in mind.
- Clarity can be provided at application stage of the spaces, streetscape and amenities proposed.
- Have changed previous single aspect to dual aspect views.

**Further ABP Comments:**

- Ensure to address the planning authority's comments/concerns at application stage.
- Clarification required of the sun/daylight drawings when submitting application.

#### **4. Site Services – surface water and flood risk.**

##### **ABP sought further elaboration/discussion on:**

- Any issues of a technical nature should be forwarded on to the relevant people for discussion.
- Purpose a justification test on flooding.
- Have meetings been carried out with the planning authority?

##### **PA Comments:**

- Conversations are invited, open to facilitate more meetings.
- Basement impact assessment to be introduced from February 2020, guidance on the procedures/steps is available in the development plan.
- Previous meetings have taken place.

##### **Prospective Applicants response:**

- Will in engage with the council for more technical discussions.
- Roughly 25% of the site is in the flood zone.

##### **Further ABP Comments:**

- Imperative to raise the flood risk concerns before application is made with the relevant authority.

#### **5. Any other matters**

##### **ABP sought further elaboration/discussion on:**

- No monuments/protected structures on site.

##### **PA Comments:**

- Reclaimed area on the site, needs to be archaeologically monitored.
- If a site is outside a zone an archaeological assessment should still take place.
- Note the appearance of the blank gable.
- Importance of compliance with Z14 zoning.
- Clarification on how the overall site sections interface with each other.

##### **Prospective Applicants response:**

- Concerns have been noted, treatment of the blank gable will be considered.

- Satisfied with zoning compliance.

**Further ABP Comments:**

- Include defence of unit mix and variation at application stage.
- Strong argument to be put forward for an interim solution for the gable.

**Conclusions:**

**The representatives of ABP emphasised the following:**

- 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](mailto: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](mailto:spatialplanning@water.ie)

---

Tom Rabbette,  
Assistant Director of Planning  
November, 2019