



An
Bord
Pleanála

Record of Meeting ABP-305867-19

Case Reference / Description	Demolition of structures on site, construction of 127 no. apartments, creche and associated site works. No. 86 and No's. 90-96 Jamestown Road, Inchicore, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th January 2020	Start Time	14:40 p.m.
Location	Offices of An Bord Pleanála	End Time	15:40 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Clare Doyle, Fastnet
James Mooney, Fastnet
Stephen M. Purcell, Future Analytics Consulting
Jan van Dijk, Van Dijk Architects
Ian Shek, Van Dijk Architects
Aoife McGee, Van Dijk Architect
Gary Barron, DCE Irl

Representing Planning Authority

Rhona Naughton, Senior 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 5th December 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 8th November 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 consistency with land use zoning objective Z10.**
- 2. Study of adjoining employment/industrial lands (Z6).**
- 3. Site interface and right of way through the site, footbridge linking the blocks**
- 4. Design and impact on adjoining residential amenities.**
- 5. Visual Impact Assessment.**
- 6. Traffic, access & parking strategy.**
- 7. Any other matters.**

1. Development strategy for the site to include consistency with land use zoning objective Z10.

ABP sought further elaboration/discussion on:

- Compliance with zoning objective Z10

Planning Authority's comments:

- Z10 zoning refers to mixed use. The proposed development is exclusively residential.
- The proposed crèche cannot be used as an argument for providing mixed use
- This is not an inner-city location.
- There should be ground floor units provided as alternative uses. Ground floor activity is needed.
- The current proposal would constitute a material contravention of the Land Use Zoning Objective Z10 in the current City Development Plan.

Prospective Applicant's response:

- There is a high degree of vacancy in the area. The viability of providing retail/commercial units at this location is questioned.
- The demand in the area for residential units is strong.
- A single use proposal is justified in this instance given the context of the site. The Z10 zoning allows for flexibility.
- Discussions have taken place with wider land owners in terms of master planning the wider area.
- An exclusively residential development is justifiable given the location and context of the site and is not a material contravention of the Plan.

Further ABP comments:

- It was noted that the PA opinion submitted stated that the proposal would contravene the Development Plan but did not state materially.
- Provide a rationale and justification for the proposal on lands zoned Z10
- Address ground floor units and provide a justification/rationale for their use.

2. Study of adjoining employment/industrial lands (Z6).

ABP sought further elaboration/discussion on:

- Z6 zoned lands surrounding the site.
- How the proposed development links with adjoining lands.

Planning Authority's comments:

- There are variations going through draft stage for smaller sites on Z6 lands throughout the city.
- The larger sites on Z6 will form part of the City Development Plan review to be undertaken later on in the year.
- The proposed development is part of the Naas Road and Kylemore lands and need to be considered as part of this wider context.
- It is located beside the boundary of South Dublin County Council a joint approach is proposed by both authorities for these lands.

Prospective Applicant's response:

- There is a variation process underway.
- This is a standalone site and therefore can be seen as independent of the review of Z6 and its development would not prejudice any studies being carried out.
- The site would act as a catalyst for other developments
- The proposal is also complimentary to other developments. Discussions with adjoining landowners regarding potential master planning for the area.
- The development of the site would not prejudice the development of adjoining sites.

Further ABP comments:

- Address variations and their relevance, where applicable, for the development at application stage
- Have regard to reviews where relevant.
- Set out the proposed development in the context of a wider masterplan if this strategy is being pursued.

3. Site interface and right of way through the site, footbridge linking the blocks**ABP sought further elaboration/discussion on:**

- Footbridge linking the two blocks.
- Own doors units fronting on to the access road (right of way).
- Traffic and interface with access road, Jamestown Road and between the two sites/blocks.
- The interface and relationship with adjoining industrial/warehousing units, including vacant units.

Planning Authority's comments:

- There is lack of a set down area and staff parking for the crèche.
- A right of way along the eastern boundary was discussed.

Prospective Applicant's response:

- A footbridge was originally explored but no longer forms part of the proposal.
- ROW is used by Murray Mints, predominantly packaging with some manufacturing.
- In relation to own door usage there is low level traffic activity:
 - A HGV arrives every 2 days.
 - 12 cars arrive in the morning and leave in the evening.
 - 30% of traffic is at 7 a.m. and 16:30 p.m.
 - Set down area and staff car parking for the crèche can be addressed.
- An existing 1.8 metre footpath will be increased in width. A second path will be provided, c.2.4 metres wide, on the westside.
- The area to the west of the development contains vacant buildings.

Further ABP comments:

- Own door units fronting onto the access road could potentially result in conflicts with traffic associated with business in the area.
- Detailed traffic assessment required.

- Provide cross sections to clearly show the relationship of the proposed development with adjoining properties.
- Detail the interfaces as discussed and provide justification/rationale for same.
- Submit a noise impact assessment and mitigation measures where required.

4. Design and impact on adjoining residential amenities

ABP sought further elaboration/discussion on:

- Residential amenities of adjoining properties and units within the development.
- Potential for overbearing impact on houses along Jamestown Road.
- Streetscape along Jamestown Road and access road.
- Materials and external finishes.

Planning Authority's comments:

- 11 storeys being proposed and concerns noted in relation to overbearing and overshadowing impact.
- Residential amenities for the ground floors are a concern given the proximity of the two blocks to each other.

Prospective Applicant's response:

- There is street frontage onto the Jamestown Road
- The façade is broken up and there is a 29-metre separation distance between the proposed development and the houses on the opposite side of Jamestown Road.
- Buildings are designed to step up away from the houses along Jamestown Road.
- Impacts on amenities have been mitigated
- A shadow study will be provided
- Materials will be with brick or terracotta. Render will not be used
- The two sites read as two separate entities.

Further ABP comments:

- Need to address a) the impact of adjoining uses on the residential amenities of potential occupiers of units within the scheme. B) the impact of the proposed development on existing residential properties and c) the relationship and impact on properties within the scheme given the separation distance between the two blocks.
- Detailed sunlight/daylight impact assessment required.
- Show long and short views, detailed contextual elevations.
- External finishes and material should emphasis the relationship and interconnectivity of the two sites.

5. Visual Impact Assessment

ABP sought further elaboration/discussion on:

- Visual impact on other units within the scheme, adjoining properties and wider area.

Planning Authority's comments:

- Detail the visual impact

Prospective Applicant's response:

- Visually there are two standalone sites within the same site
- A visual assessment will be carried out and submitted with the application.

Further ABP comments:

- Show the visual impact of the two sites
- Submit CGI's and cross sections

6. Traffic, access & parking strategy

ABP sought further elaboration/discussion on:

- Level of proposed parking.
- Bicycle spaces.
- Creche set down area.
- Public transport links.

Planning Authority's comments:

- There is the potential for parking overspill

Prospective Applicant's response:

- There will be a trip generation study carried out.
- Car parking spaces are 0.68 per unit
- Go car is being proposed.
- A management company will manage the spaces.
- An existing set down area along Jamestown Road could be used by the crèche.
- The 15 points raised by the P.A in their report will be addressed.
- The distance to public transport is calculated by walking distance and not as the crow flies.
- Potentially one of the sites may be developed as Build to Rent.

Further ABP comments:

- Provide a rationale/justification for the level of parking proposed
- Clarify the parking strategy and management.
- Identify the crèche parking and car club spaces.
- Submit a mobility management plan.

7. Any Other Matters

ABP comments:

- Address any Irish Water issues
- Outline any works that need to be undertaken and if 3rd party consents are required
- There is no further information sought at application stage.
- Proximity to SEVERSO/COMAH site.

Planning Authority's comments:

- No further comments

Applicants Comments:

- As potentially one of the site may be developed as Build to Rent, clarification was requested that there would not be a requirement to enter into a separate pre-application consultation process.
- Irish Water upgrades and costings will be clarified
- Iarnród Eireann issues will be addressed

Further ABP comments:

- If a Build to Rent scheme or a partial Build to Rent Scheme is pursued, this needs to be clearly set out at application stage if applying for build to sell or build to rent and there are implications for public notices, standards, etc.
- Prescribed Bodies to be notified.

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
January 2020