



An
Bord
Pleanála

Record of Meeting ABP-306163-19

Case Reference / Description	Demolition of structures on site, construction of 659 no. apartments and associated site works. Lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	7th February 2020	Start Time	14:30 p.m.
Location	Offices of An Bord Pleanála	End Time	15:30 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Shane Scully- Managing Director, Glenveagh Living
Tom Sweetman – Director, O'Mahony Pike Architects
Derek Murphy- Senior Associate, O'Mahony Pike Architects
John Macken- Architect, O'Mahony Pike Architects
Pauline Byrne- Partner & Head of Planning, Brady Shipman Martin
Sorcha Turnbull- Senior Planner, Brady Shipman Martin

Representing Planning Authority

Deirdre O'Reilly – Senior Planner
Colm Harte – 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 20th January 2020 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 13th December 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. Building Height (including justification and visual impact).**
- 2. Development strategy for the site to include overall site masterplan and its implementation; urban design, including architectural treatment of the buildings, disposition of blocks and layout/animation of public space; the interface with public streets and treatment of public realm.**
- 3. Residential amenity including the standard of amenity for future occupants including access to daylight and separation of blocks. The impact of the development on surrounding residential dwellings.**
- 4. Childcare.**
- 5. Community Cultural Building.**
- 6. Any other matters.**

1. Building Height (including justification and visual impact).

ABP sought further elaboration/discussion on:

- Justification for height and the potential visual impact.

Planning Authority's comments:

- There is scope for height on the site.
- The middle block is 20 storeys and there are concerns regarding the appropriateness of this height at this location.
- Submit a rationale for height.

Prospective Applicant's response:

- A rationale will be submitted for the 20 storey block in architectural and urban design terms.
- The aim is to have this as a focal point in the scheme stepping up from the other blocks.
- A wide range of views will be submitted. Townscape analysis will be considered.
- Design and massing of the block will be considered further.

Further ABP comments:

- Submit a clear rationale for the height proposed at this location.
- Show how development contributes to the legibility of the area and submit further massing details and studies.
- Explain why this is a landmark building and give further consideration to the design, form and slenderness ratio.
- There is a need for a clear rationale underpinning the development and height proposed.

2. Development strategy for the site to include overall site masterplan and its implementation; urban design, including architectural treatment of the buildings, disposition of blocks and layout/animation of public space; the interface with public streets and treatment of public realm.

ABP sought further elaboration/discussion on:

- Site masterplan and implementation of the pocket park in the context of the current application for a hotel.
- Relationship to the north of the site and possible connections.
- Pumping station and whether this could be incorporated into the development site.
- Design approach and architectural treatment of facades. The need for innovation and architectural quality that ensures a sense of place is created.
- Proposed basements, and why two entrances were required.
- Landscaping and the public realm particularly along Sheriff Street Upper.

Planning Authority's comments:

- Rail yards are used infrequently.
- North of the site should be developed in the long-term.

- Development potential to the north of the site should be safeguarded.
- More details are required regarding the proposed materials.
- There should be animation with public spaces.

Prospective Applicant's response:

- Masterplan is satisfying the lands use mix required under the zoning objective.
- Intend to have a hotel and commercial space.
- The aim to remake Sheriff Street having regard to the extent of the street frontage.
- Proposed park is an interim measure.
- There could be a potential bridge over the rail line.
- Discussions with Irish Rail have taken place and will continue.
- In relation to the pumping station – a pipe has to be rerouted. This will go through the site. Will liaise further with DCC to determine if there is potential to integrate/improve interface with pumping station.
- Architectural design will be to a Georgian scale. A Trinity College/Dame street character will be created.
- There will be extensive frontage to Sheriff Street Upper and East Road containing multiple entry points.
- There are two basements due to issues with site levels and site infrastructure. No basement will be provided under the plaza.
- Residential units fronting the street are stepped up with planting and a privacy strip.

Further ABP comments:

- A bridge over the rail line could help with links and permeability and help further justify the landmark building.
- Incorporate the pumping station into the scheme if feasible.
- Outline the character areas and streetscape approach.
- Explain the rationale and design approach including materials and finishes.
- 20 storey building is considered blocky, need for further refinement.
- Examine the façade, overall treatments and urban edge.
- Submit CGI's and photomontages.
- Detail the interface with Sheriff Street Upper.
- Ensure materials are durable and of high quality.
- The north south connection to the Liffey should be detailed/highlighted further.

3. Residential amenity including the standard of amenity for future occupants including access to daylight and separation of blocks. The impact of the development on surrounding residential dwellings.

ABP sought further elaboration/discussion on:

- Proximity of the blocks and potential for overshadowing and overlooking.
- External impacts particularly in terms of daylight and sunlight to surrounding residential properties.
- North facing studios.

Planning Authority's comments:

- Detail the separation distance between blocks, concern regarding pinch points between blocks.
- Assess the total impact of the development on the surrounding environment.
- Justify north facing single aspect units.

Prospective Applicant's response:

- Distance of blocks is currently 6 metres – 10 meters is being examined.
- There is strong frontage onto Sheriff Street Upper.
- North facing studios will be removed.
- Each open space gets at least 2 hours of sunlight.

Further ABP comments:

- Explain what has to be done to avoid any impact.
- Note it is an urban site and that applicant should explore what height would be necessary to avoid impact. Needs to be a balance between achieving an appropriate density and potential impact.
- Outline the link to the River Liffey.
- Submit a wind analysis and outline mitigation measures.

4. Childcare.**ABP sought further elaboration/discussion on:**

- Crèche provision.

Planning Authority's comments:

- There should be a crèche.

Prospective Applicant's response:

- Open to the possibility of providing a crèche.

Further ABP comments:

- Submit a rationale regarding childcare.
- Examine the landscape design regarding children's play areas.

5. Community Cultural Building**ABP sought further elaboration/discussion on:**

- Proposed cultural space.

Planning Authority's comments:

- Demonstrate that the fit-out cost for potential occupiers will be nil.

Prospective Applicant's response:

- Cultural space is a community gain.
- Committed to delivering this building.
- A list could be submitted of potential proposed uses.

- Local and the broader community ideas are being considered.

Further ABP comments:

- Clarify how the cultural space will be used.
- Explain how it is managed.
- Show the options explored and allow for flexibility.

6. A.O.B.

ABP comments:

- Submit a building lifecycle report.
- Respond to drainage issues raised by the PA.
- There is no further information sought at application stage.

Planning Authority's comments:

- No further comments.

Applicants Comments:

- No further comments.

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

February 2020