



An
Bord
Pleanála

Record of Meeting ABP-306472-20

Case Reference / Description	4 no. townhouses, 412 no. apartments, childcare facility and associated site works. 326-328 South Circular Road (Former Bailey Gibson Site), South Circular Road, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	2 nd March, 2020	Start Time	11.30 am
Location	Offices of An Bord Pleanála	End Time	12.15 pm
Chairperson	Rachel Kenny	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Gary Corrigan, Hines
Michael Kevany, Hines
Ryan Crossman, Hines
Finghin Curraoin, Henry J Lyons
Brian Feely, Henry J Lyons
Jim Keogan, McCutcheon Halley
Paula Galvin, McCutcheon Halley
Simon Ronan, NMP Landscape
Allanah Murphy, Systra
Robert Keran, Virtus Project Management
John Gleeson, IES
Ciaran O'Rafferty, Barrett Mahony Consulting Engineers

Representing Planning Authority

Mary Conway, Deputy Dublin Planning Officer

Heidi Thorsdalen, Senior Executive Planner – Transportation

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 17th February, 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 21st January, 2020 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. Issues raised in PA Opinion
2. Transportation Matters
3. Drainage Matters
4. Any other Matters

1. Issues raised in PA Opinion

ABP Comments:

- PA appear satisfied in principle with proposed development
- Queried status of non-statutory Masterplan for proposed site, Development Framework Plan 2017
- Prospective applicant to detail in application compliance with district centre zoning
- Assess compliance with statutory Development Plan, note that draft plan is non-statutory
- Have regard to level of retail and employment proposed, highlight in application that proposals have regard to entire site
- Have regard to viability of commercial units- highlighted number of vacant units in the wider area and impacts of proposal on existing retail in wider area
- Height of proposed development will materially contravene City Development Plan, submit material contravention statement and advertise in notices, as required under legislation
- Provide near, medium and long visualisations at application stage showing affect proposed development will have on skyline at both local and wider area
- Clearly demarcate on plans apartment aspects, some apartments being defined as dual aspect but appear to only be single aspect
- Address issues raised in PA Opinion in relation to storage, waste material and overlooking
- Address residential amenity for existing and future occupants; anticipate and address any possible 3rd party submissions
- Address daylight/sunlight for residents
- Address issues raised in PA Opinion in relation to childcare spaces
- Address quality of open space at southern end of site and address any potential impacts on existing residents
- Have regard to microclimate in relation to higher block

Prospective Applicant's Comments:

- Material Contravention Statement submitted
- Will take on board comments made in relation to statutory plans and consistency with same
- Don't envisage retail units remaining unoccupied, recent developments in other areas with similar population have had demand for services. Units strategically placed within proposed development. Extent of commercial proposed is such that do not want to oversupply, units will be flexible in order for them to be viable
- Social Infrastructure Report submitted with pre-application, can include report in application to show how units will be viable
- Will address concerns in relation to dual aspect
- Additional storage to be provided in basement

Planning Authority's Comments:

- Objective of Development Plan to have non-statutory plan
- Masterplan is non-statutory and has not gone before elected members but has their support. Masterplan refined to respond to change in guidelines and change in ownership
- Appropriate Assessment carried out on proposed site
- Masterplan has taken objectives set out in Development Plan and applied them to the proposed development site
- Development Plan states the proposed development is located within Strategic Development and Regeneration Area 12
- Considers that proposed development adheres to the zoning objectives and principles of the Development Plan and complies with SDRA
- Commercial units proposed will provide for the number of people on this site together with the overall development site and will also benefit the wider area; don't expect it to be detrimental to the wider area

2. Transportation Matters**ABP Comments:**

- Address issues raised in PA Opinion
- 0.3 parking spaces proposed
- Ensure proposed development is consistent with DMURS
- Address issues relating to loss of car parking spaces on Rehoboth Avenue

Prospective Applicant's Comments:

- Will engage in further discussions with PA and address issues at application stage
- Car parking spaces will be removed from Rehoboth Avenue in order to widen carriageway and provide pedestrian access

Planning Authority's Comments:

- Further discussions required with prospective applicant in relation to works to public road and pedestrian crossing
- Address if car parking spaces will be public or private in nature
- PA will not take in charge permit parking areas
- Letter of consent required from Environment and Transportation Department

3. Drainage Matters**ABP Comments:**

- Address issues raised in PA Opinion
- Liaise with Irish Water prior to submission of application

Prospective Applicant's Comments:

- Have been in ongoing discussions with Irish water and will address drainage issues in application
- Irish Water has approved design in principle

4. Any other matters

ABP Comments:

- Submit the following documents at application stage:
 - Waste Management Plan
 - Building Lifecycle Report
 - Details of finishes/materials/detailing
 - Visualisations/CGI's/Cross Sections
- Queried whether EIAR would be submitted with application

Prospective Applicant's Comments:

- EIAR will focus on proposed site but will include details of overall proposed development site
- AA Screening Report to be submitted

• Conclusion

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

Rachel Kenny
Assistant Director of Planning
March, 2020