



**An
Bord
Pleanála**

Record of Meeting ABP-306507-20

Case Reference / Description	Demolition of existing structures, construction of 312 no. Build to Rent Shared Living units and associated site works. The Old Glass Factory to the rear of Nos. 113-117 Cork Street and Nos. 118-122 Cork Street, Cork Street, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	6 th March 2020	Start Time	11:40 a.m.
Location	Offices of An Bord Pleanála	End Time	12:50 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Aimee Bourke – Alphabet ABC Properties Limited
Garrett Cooke- Alphabet ABC Properties Limited
John Fleming, John Fleming Architects
Conor Daly, John Fleming Architects
Emma Caulwell, Waterman Moylan Consulting Engineers
Andrew Bunbury, Parkhood Landscape Architects
Conor Doyle, Thornton O'Connor Town Planning
Patricia Thornton, Thornton O'Connor Town Planning

Representing Planning Authority

Heidi Thorsdalen – Senior Executive Planner
Robert Brereton – Assistant 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 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 24th January 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. Z6 Land Use Zoning.**
- 2. Development Strategy for the site to include inter alia:**
 - **Public realm, connectivity and permeability through the site.**
 - **External materials.**
 - **Design of the ground floor/ entrance.**
 - **Relationship and treatment with adjoining sites.**
- 3. Residential Amenity.**
- 4. Transport and Traffic.**
- 5. Drainage Matters.**
- 6. Any other matters.**

1. Z6 Land Use Zoning

ABP sought further elaboration/discussion on:

- Status of Z6 zoning on the rear portion of the site
- Z4 zoning to the front of the site

Planning Authority's comments:

- There has been no resolution to the Z6 zoning on the site and it is unsure if the Council will vote for this change
- A potential office use at the rear of the site is not desirable and active uses onto Cork Street will be supported
- Pedestrian access to the back of the site is not commercially viable

Prospective Applicant's response:

- Aware that this area is zoned Z6
- There is a possibility the rezoning is not going ahead and voting by DCC has been postponed by DCC
- A new development with office spaces located to the rear of the site may be possible
- Shared living will be on the top floors
- Majority of the shared living will be in Z4
- There is a legal issue with swapping zonings

Further ABP comments:

- Explain if this proposed development is feasible without the Z6 zoning
- ABP will only issue an opinion on the information submitted with the file and not any amended scheme proposed
- Ensure compliance with all zoning and SHD legislation

2. Development Strategy for the site to include inter alia:

- **Public realm, connectivity and permeability through the site.**
- **External materials.**
- **Design of the ground floor/ entrance.**
- **Relationship and treatment with adjoining sites.**

ABP sought further elaboration/discussion on:

- The proposed pedestrian route between Cork Street and John Street and compliance with the objective of the Liberties LAP
- Permeability and surveillance along the proposed pedestrian routes
- External materials and rationale for choice of materials
- The design of the ground floor and the overhang detail along the entrance to the building
- Potential impacts preventing development on adjoining sites

Planning Authority's comments:

- In accordance with the LAP there needs to be linkages through the site and the link is considered important
- Detail the treatment of the major thoroughfare
- No objection to the route being gated

- Explain landscaping, railings, lighting and use of materials
- It would be preferable to bring forward the building line
- Submit a height study with justification for higher building at this location
- A Flood Study is currently being undertaken and any flood alleviation measures may remove the necessity to provide a ramp at the entrance of the site and the overhang along the ground floor.

Prospective Applicant's response:

- Several owners of the warehouse along John street, at the rear of the site, have been contacted although there remains no agreement
- This development can standalone
- There will be a wider route containing only pedestrians and cyclists
- There is a right of way the entire length of the site between Cork Street and John Street
- This route will be to the bus stop
- Walkway and pedestrian route can be gated
- External materials will have a buff red tone
- The rear undercroft contains white brick
- The ramp at the entrance is only present to address flood levels along Cork Street
- Flood risk mitigation determined the FFL, a ramp is then required given this required FFL, the building is set back at ground level to accommodate ramp

Further ABP comments:

- Show connectivity through the site
- Detail the setback in line with any emerging flood assessment
- Outline the proposed materials
- Continuous street elevations and justification for height are required

3. Residential Amenity

ABP sought further elaboration/discussion on:

- Existing and proposed residential amenities
- The impact on Brabazon house
- The provision of communal areas on each floor and the number of bed spaces per each area
- Room facilities and size of the single occupancy bed spaces

Planning Authority's comments:

- The potential office at the back will have a negative impact on the private amenity spaces at the rear of the site
- Concerned with a pinch point close to the boundary wall and access for the recreational amenity areas at the rear
- Clarity is needed regarding facilities in each room
- There needs to be a balance with communal living
- There is concern in relation to the number of bed spaces allocated to each of the communal areas.

Prospective Applicant's response:

- Brabazon house will be examined with justification for any impact on daylight and sunlight
- A 2002 planning decision states that there should be a screen on the eastern boundary preventing any overlooking onto the applicant's site
- Single occupancy rooms are larger than the guidelines and the scheme is similar to other permitted schemes by ABP and DCC
- Rooms contain kitchen facilities therefore the communal areas are smaller than the national guidance

Further ABP comments:

- The impact on Brabazon house including the design of any elevations
- Need to be clear in public notices as to the nature of the proposal i.e. shared accommodation
- Outline and justify the size for rooms and communal areas

4. Transport and Traffic

ABP sought further elaboration/discussion on:

- Loading bay and deliveries along the front of the site at Cork Street
- Bicycle and car parking provision on the site

Planning Authority's comments:

- The emergency point and loading bay should be overlapped to reduce impact
- Ensure that the waste marshalling will not obstruct the footpath
- Clarify bicycle parking
- The route around the site to the cycle parking could be improved

Prospective Applicant's response:

- Emergency and loading bay will be examined

Further ABP comments:

- Outline bicycle and car parking figures

5. Drainage Matters

ABP sought further elaboration/discussion on:

- Surface water issues raised in the PA submission

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- There are cascades with attenuation tanks
- Landscaping will be tied into attenuation tanks
- Further contact will be made with the PA

Further ABP comments:

- Outline all drainage matters
- There is no further information sought at application stage

6. A.O.B.

ABP comments:

- Submit a flood risk assessment

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

CP  **March 2020**