



An
Bord
Pleanála

Record of Meeting ABP-307095-20

Case Reference / Description	Demolition of existing structures, construction of 111 no. Build to Rent shared accommodation units and associated site works. Site located at the junction of the R139 Road and Hole in the Wall Road, Donaghmede, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	6 th July, 2020	Start Time	9.30 am
Location	Via Microsoft Teams	End Time	10.20 am
Chairperson	Tom Rabbette	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Andrew Gillick, Applicant
Eoin Reynolds, NRB Consulting Engineers
Gavin Wheatley, Plus Architecture
Kevin Hughes, HDPC
Kevin O'Manony, Cora Consulting Engineers

Representing Planning Authority

Diarmuid Murphy, Senior Executive Planner
Gareth Hyland, Roads Transportation

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 27th May 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 23rd April 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. Development Strategy for the site and nature of the development.**
- 2. Residential Amenity.**
- 3. Issues raised by Transportation Planning Section in the Planning Authority report dated 27th May 2020.**
- 4. Issues raised by Drainage Planning Section the Planning Authority report dated 27th May 2020.**
- 5. Irish Water submission dated 26th May 2020.**
- 6. Any Other Matters.**

1. Development Strategy for the site and nature of the development

ABP Comments:

- Address development strategy and justification for location of proposed development
- Provide rationale for proposed development being shared accommodation
- Justify building height, have regard to comments in PA Opinion in relation to Material Contravention
- Additional CGI's required
- Address interface with public realm
- Provide details of materials and finishes in application
- ABP would have concerns in relation to this site being appropriate location for shared accommodation
- Ensure public notices are clear that proposed development is shared accommodation, include number of bedspaces in description

Prospective Applicant's Comments:

- Developments around the proposed site
- Established road network in area
- Proposed development to define corner of site
- Buildings pulled as far south away from other developments
- Proposed entrance onto road
- Stepdown from Clarehall Road away from junction to mitigate massing
- Proposed development will be affordable co-living scheme, accessible site close to Dart and shopping centre

Planning Authority's Comments:

- New model for PA, 1st development of its type in north central area
- PA not against concept but this type of development would usually be located closer to city centre or campus
- PA told site not developable
- PA have no objection to landmark structure on proposed site

2. Residential Amenity.

ABP Comments:

- Have regard to communal area, residential amenity
- Have regard to balconies at lower levels and overlooking from public realm into balconies
- Proposed development must create a strong urban edge and interface
- Address noise issues from road and flight path
- Submit Noise Impact Assessment to have regard to adjoining site currently under SHD application and how they addressed similar issues

Prospective Applicant's Comments:

- North and east of proposed development provides large kitchen and living on each level
- Laundry facilities provided on each level
- Access to roof gardens
- Lower level balconies will be an issue and will have to be addressed with landscaping

- Prospective applicant has looked at setting back ground floor units on foot of comments in PA Opinion
- Privacy screening will be provided on lever level
- Difficult to create strong urban edge at this location
- Window specification will be only mitigation option in relation to noise
- Proposed to provide winder gardens

Planning Authority's Comments:

- PA have concerns with ground floor and interface with public realm
- Have regard to landscaping and setbacks
- Have regard to impacts on 1st floor from buses as set out in PA Opinion
- Mitigation measures required in relation to noise

3. Issues raised by Transportation Planning Section in the Planning Authority report dated 27th May 2020.

ABP Comments:

- Address issues raised in PA Opinion
- Car park provision linked to nature of proposed development
- Ensure clarity in type of development being applied for
- Ensure consultation with PA regarding entrance and exit, clarity over what works are being carried out and by who, ensure consent etc. are in place
- Address overall strategy in relation to transport
- Ensure technical detail is satisfactory to Road Department, include in redline or PA will have to indicate that they will be carrying out works
- Further discussions required with Road Department

Prospective Applicant's Comments:

- Discussions have taken place between PA and prospective applicant
- Minimum junction spacing
- Hatching can create right hand turn into proposed development
- Road Safety Audit to be carried out
- Internal routes have been tracked for refuse trucks and fire tenders
- Have regard parking standards in apartment guidelines in relation quantity of parking proposed
- Build to Rent for those working in employment centres like IFSC not for car usage or families
- Ideal location for this type of model
- Discussions with PA and entrance in most appropriate location

4. Issues raised by Drainage Planning Section the Planning Authority report dated 27th May 2020.

5. Irish Water submission dated 26th May 2020.

Items 4 and 5 were dealt with together

ABP Comments:

- Have regard to relocation of surface water sewer and wayleave
- Have regard to issues raised in Drainage Department Report in PA Opinion

- Address issues raised in Irish Waters submission
- Ensure all outstanding issues regarding compliance with SuDs and wayleave are resolved

Prospective Applicant's Comments:

- Issues now resolved following further discussions with PA and Irish Water
- Ensure Irish Water provide Acceptance of Design Feasibility
- Diversion route acceptable to PA and Irish Water
- 2 stage treatment submitted to PA
- Prospective applicant waiting to engage further with PA in order to bottom out all issues

Planning Authority's Comments:

- Issues are resolvable but no agreement between PA & prospective applicant

6. Any other matters

ABP Comments:

- Submit Archaeology Assessment
- Submit CGI's, visuals, etc.
- Address Material Contravention issues raised in PA Opinion
- Have regard to proposed development on adjoining site
- Policy at national level with regard to co-living, provide justification in application

Prospective Applicant's Comments:

- Suitability of proposed site
- PA appear to welcome landmark building
- Scope for greater mix of typologies between 2 sites
- Large amount of employment in immediate area
- Co-living has been granted in outer areas of the city

Planning Authority's Comments:

- Prospective applicant should have regard to proposed development on adjoining site which is currently with ABP under SHD application

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

Tom Rabbette
Assistant Director of Planning
July, 2020