



An
Bord
Pleanála

Record of Meeting ABP-307195-20

Case Reference / Description	Demolition of existing buildings, construction of 585 no. bed spaces student accommodation, 16 no. Co-Living apartments, 4 no. townhouses and associated site works. Park Shopping Centre and 42-45, Prussia Street, Dublin 7.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th October 2020	Start Time	10:05 a.m.
Location	Via Microsoft Teams	End Time	10:56 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Simon Clear, Planning Consultant
Tom Russell, Architect
Ronan Kearns, Engineer
Tom Jones, Applicant
Eugene Murray, Applicant

Representing Planning Authority

Klara Crowley, Executive Planner, Planning Department
Roisin Ni Dhubhda, Executive Planner, Roads Department

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 19th June 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 LA 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 19th May 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. Site Interface – Buildings and Street**
- 2. Residential Amenity – standards and detail**
- 3. Public Transport, Access and Car Parking**
- 4. Any other matters**

1. Site Interface – Buildings and Street

ABP sought further elaboration/discussion on:

- Site interface onto Prussia street
- Rationale for intervention at Prussia street
- Second interface at Grangegorman campus
- Desire lines and crossing

Planning Authority's comments:

- In principle not against the increased height but the design should show greater articulation and massing in order to reduce the perceived scale
- The overall visual impact needs to be improved
- The building is visible from a number of angles but documentation should have regard to views from St Joseph's Place
- More landscaping detail is needed and an explanation of how the pedestrian street forms part of the overall site
- Ensure desire lines at optimum locations and have regard to pedestrian crossing points

Prospective Applicant's response:

- The aim is to transform this site from a residential shopping centre into a gateway for the urban quarter of Grangegorman, there will also be links to the Phoenix Park and a civic spine is created.
- In relation to the interface on Prussia Street the court plaza and Jameson House has been taken into consideration
- There is consent and agreement from Grangegorman campus to allow for routes and connectivity. Part of the scheme is to open up the existing pedestrian entrance
- The dividing wall is a protected structure and in the ownership of the applicant and will be mostly retained and integrated with the development.
- There will be consultation with Grangegorman campus regarding works and integration
- Pedestrian desire lines and crossing points will be outlined and feed into pedestrian crossing location.

Further ABP comments:

- Explain how the proposed development ties in with the campus and outline who is undertaking the works.
- Ensure all required consents are contained prior to an application being lodged.
- Detail what has been previously permitted and what is being proposed, a drawing can illustrate this effectively.
- CGI's should show the relationship with the Jameson building and the public realm

2. Residential Amenity – standards and detail

ABP sought further elaboration/discussion on:

- The shared accommodation element in terms of dedicated amenities versus facilities and discussion around the overall management of this component of the scheme.

Planning Authority's response:

- Demonstrate a high-quality development and clearly set out the residential amenities

Prospective Applicant's response:

- The design is an apartment type arrangement, each has a cluster of beds and a common area. There are extensive communal facilities for students
- The two types of accommodation will be managed by the same company
- Co-living occupies the western half of the block, there are shared utility spaces, a café and garden area and the studio/laundry room opens out onto the garden
- There are 4 townhouses and the apartment cluster model has enlarged rooms and a shared kitchen.

Further ABP comments:

- More information is needed regarding the shared accommodation element and should show the differentiation between amenities and supporting facilities
- Explain management and ensure guidelines are being met
- Comply with the quality and quantum of amenity spaces
- Consider the amenities of existing and future residents

3. Public Transport, Access and Car Parking**ABP sought further elaboration/discussion on:**

- Public transport plans in the area, specifically BusConnects and the interface with Prussia Street
- Detail the servicing of the retail units to the north
- Proposed car parking spaces use and design

Planning Authority's response:

- Further consultations should take place regarding BusConnects
- Show the servicing of retail units and ensure that the number of set down areas are sufficient. Service vehicles should not stop on Prussia Street
- Building set back is satisfactory and quantum of parking is fine
- Outline the management of parking and submit a strategy
- Clarify pedestrian and cyclist infrastructure

Prospective Applicant's response:

- There is a single access point onto Prussia Street
- Allowance has been made for BusConnects corridor and the building line is the same as the previous application however, the positioning of bus stops needs to be agreed
- In relation to servicing –HGV will be taken off the street before entry to the service yard
- Servicing area will be gated, lighted and secure and auto track analysis has been undertaken for the northern retail area
- The quantum of car parking relates to the current use of the existing space, vehicle circulation of the car parking area will be set out.

Further ABP comments:

- Provide cross sections through Prussia Street and explain how Prussia Street ties in with the public realm
- Justify the proposed car parking numbers and outline pedestrian and cycle routes.

4. AOB

Planning Authority's comments:

- Address any outstanding issues in the report

Prospective Applicant's response:

- No further comments

Further ABP 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
October, 2020

