



<b>Case Reference / Description</b>	207 no. Build to Rent apartments and associated site works. Cross Guns Bridge, Phibsborough, Dublin 7.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	2 <sup>nd</sup> September 2020	<b>Start Time</b>	02.30 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	04.30 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Sean O'Neill, Applicant
John MacPolin, OMP Architect
Christy O'Sullivan, Engineer ILTP
Trevor Sadler, Planner McGill Planning
Brenda Buttlerly, Planner McGill Planning
William O'Donnell, Engineer IN2

**Representing Planning Authority**

Siobhan O'Connor, Planner
Shane Healy, Executive Planner
Nicola Conlon, Senior Executive Planner

## **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 20<sup>th</sup> July, 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 23<sup>rd</sup> June, 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. Building Heights and design approach for Block C.**
- 2. Materials and finishes.**
- 3. Relationship with adjoining protected structures.**
- 4. Internal residential amenity: private amenity space - privacy and security, quality of upper floor balconies, daylighting standards.**
- 5. Communal facilities for BTR developments and compliance with SPPR7(b).**
- 6. Relationship with the Royal Canal, including structural impacts and treatment of the boundary with the canal tow-path in this ACA.**
- 7. Impacts on adjoining residential amenity – overlooking and impacts on light.**
- 8. Design of site access road, parking provision and internal movements.**
- 9. Open space design and layout, and wind environment at ground and upper floors.**
- 10. Any other business.**

## **1. Building heights and design approach for Block C**

### **ABP sought further elaboration/discussion on:**

- Material contravention statement submitted with the documentation.
- Design approach and height rationale for the 12-story block.

### **PA Comments:**

- A detailed report has been provided regarding block C of the proposed development.

### **Prospective Applicants comments:**

- Planned to replace the existing silo structure onsite, structure always prominent appearance so the thought was to change it into a built form.
- Previous alternatives have been outlined in the design statement submitted and the proposed block is consciously not tapered.
- The design of the elevations has been strategically modified to reduce any potential overlooking of surrounding residences.
- The placement of a tall building creates a recognisable navigating point.
- Idea was to keep blocks away from the southern boundary as far as possible.

### **Further ABP comments:**

- At application stage the design approach should be fully addressed, more depth and information need to be provided.

## **2. Materials and finishes**

### **ABP sought further elaboration/discussion on:**

- References to the materials proposed to be used are not demonstrated clearly in the documentation.
- Consideration for the north facing elevations' durability and maintenance.
- Render finished mentioned not evident in the documentation.

### **PA Comments:**

- Nothing further to add to the report submitted.

### **Prospective Applicants comments:**

- Good mix of materials/finishes chosen, further detail can be supplied at application stage.

### **Further ABP comments:**

- Justification report/rationale for appropriateness and selection of the materials to be submitted at application stage.

### **Further Applicant comments:**

- A rationale will be supplied at application stage to address choices of colours and materials for the proposed development.

## **3. Relationship with adjoining protected structures.**

**ABP sought further elaboration/discussion on:**

- The relationship with the Conservation Area protected structure in views east and west along the canal.
- Block C stepped out in appearance.

**PA Comments:**

- Conservation area to north of the site designated in DCC development plan should be noted.

**Prospective Applicants comments:**

- Want to bring people to and from the site, it is currently privately owned.
- No established historical building line.
- Creation of plaza area will provide a pleasant and usable area of public space.
- The scheme seeks to locate buildings away from the southern boundary to, inter alia, protect the existing residential amenities in the area.

**Further ABP comments:**

- In the architectural report provide details on the relationship between the proposed development and the surrounding protected structures.
- Submission of an Architectural Heritage Impact Assessment should be considered.

**4. Internal residential amenity: private amenity space - privacy and security, quality of upper floor balconies, daylighting standards.**

**ABP sought further elaboration/discussion on:**

- Concern with north-facing ground floor units fronting onto the canal, quality of internal space and private amenity space.
- Percentage achievement of day/sunlight for west facing units.
- Consideration for possibility of antisocial behaviour at the canal, sense of privacy and protection is important for ground floor units.
- The different daylighting standards referenced in Planning Authority reports for kitchen and living spaces.
- Prevention of overlooking between the blocks, how they relate to one another as a scheme.

**Planning Authority comments:**

- It there the possibility of a mechanism to open and close the screening for canal side ground floor units or provide winter garden treatment.

**Prospective Applicant comments:**

- Careful not to fully block off the ground floor units impacting day/sunlight.
- The ground floor units are at a benefit as they are located to the north there is no other structures blocking access to light.
- Hopeful that the development will create new dynamics at the canal, lessen the chance of antisocial behaviour, passive surveillance as mitigation of potential anti-social behaviour.
- Mostly exceeding minimum requirements for daylight, 1 living/dining space in the scheme slightly below standard.
- There is a high number of very well-lit spaces.

- Previously SHD's have been granted using this particular methodology of lighting calculation.

**Further ABP comments:**

- Detailed drawings/sections of the ground floor units to be provided at application stage, demonstrate the balance of daylight and privacy in documentation.

**Further Applicant comments:**

- Drawings requested can be provided at application stage.
- The values of daylight in each space will be broken down into further detail for an application.
- Further details of how the blocks relate to each other will also be provided.
- The winter garden areas have been placed where appropriate in the scheme, interface between the ground floor units and the canal frontage will be detailed at application stage.

**5. Communal facilities for BTR developments and compliance with SPPR7(b).**

**ABP sought further elaboration/discussion on:**

- Clarify basement storage and its management, planning authority suggested laundry facility in their report.
- Justification of the level of provision of the BTR units, more details to be provided.

**Planning Authority comments:**

- Nothing to add

**Prospective Applicant comments:**

- There are washing machines provided in each apartment therefore it was not considered that communal laundry facilities would be required.
- A management company will be provided, further details can be submitted at application stage.
- Maintenance and repair services are also being considered.

**6. Relationship with the Royal Canal, including structural impacts and treatment of the boundary with the canal tow-path in this ACA.**

**ABP sought further elaboration/discussion on:**

- Consideration of any structural impacts on the integrity of the canal due to construction.
- Details of the treatments of the access points through the scheme to / from the canal.
- Details of the proposal to reduce the canal boundary wall and its potential heritage value.
- Meetings between the applicant and Waterways Ireland.

**Planning Authority comments:**

- Query regarding ownership of the wall?

**Prospective Applicant comments:**

- Not expected there will be any impacts to the canal
- Will liaise with Waterways Ireland and provide a construction report at application stage.
- Looking into the heritage of the wall, possibility to re-use materials in another area.

- Believe the wall is in the applicant's ownership, the redline reflects this.

## **7. Impacts on adjoining residential amenity – overlooking and impacts on light.**

### **ABP sought further elaboration/discussion on:**

- Mitigation of potential overlooking
- Daylight/sunlight impacts on adjoining/surrounding residences, useful to provide background levels of analysis (pre and post-development assessments).

### **Planning Authority comments:**

- Possibility of examples to be provided on how the chosen method of screening was implemented and worked elsewhere in schemes around Dublin to address overlooking.

### **Prospective Applicants comments:**

- The development will not negatively impact on the existing residential developments to the south and west.
- Orientation of the site is such that it should achieve figures according to the BRE guidelines.
- Ensured that all the blocks to the north were moved as far back from the residences as possible, gaining up to 26meter distance back to back from surrounding units.
- Additional cross section drawings can be provided at application stage to demonstrate the proposed developments distance from the surrounding residences.
- There is no scheme that the proposed screening has been implemented in, however details of how the effects of choosing screening as a general mitigation has worked in other developments can be submitted.
- Landscaping can also assist in providing screening however the development is not fully reliant on it.

### **Further ABP comments:**

- Ensure at application stage even if there are no effects, that the measures to obviate overlooking are detailed clearly in reports/drawings.

## **8. Design of site access road, parking provision and internal movements.**

### **ABP sought further elaboration/discussion on:**

- Clarification on the ownership of the access road into the development.
- Design details and DMURS statement should cover the area from the Phibsborough Road.
- Bus connects scheme in relation to the proposed development.
- Further detail needed in relation to the layout and provision of cycle parking.
- The documentation provided at this stage is unclear with regard to vehicular movements through the site and potential conflicts with pedestrians and cyclists.
- Inclusion of the vehicular circulation area at the ramps in open space calculation.

### **Planning Authority comments:**

- Further clarification is needed with regard to the proposed car club service. A letter of intent to service the site and clarification regarding its public use or private use should be agreed upon and detailed for the application.

- Consideration to breaking up areas of parking for cyclists making it safer.
- Detailed drawings of storage proposals for bike parking to be included at application stage.
- As the scheme revolves around reduced parking the applicant must ensure all sustainable modes of transport are meeting standards.

**Prospective Applicants comments:**

- The applicant is in ownership of the access road in question and this access road was included in the previous application on the site.
- The applicant is not proposing to change the current parking arrangements for the adjoining apartments, only road improvement works coming and going from the development.
- A submission was issued to Bus Connects.
- Only 28 car parking spaces are being provided as the scheme is BTR, noting proximity to City Centre, healthcare, schooling etc. minimal vehicular trip generation impacts arising.
- Each apartment will have their own cycle space allocated to them, instead of being spread across the site the spaces will be related to each building.
- Go Car spaces will be provided however it will be minimal, possible that it will be a mix of public and private usage.
- There is a large public amenity space to the north of the site, adjoining the canal.
- Figure for open space can be reviewed, refined and a true net total will be supplied at application stage.

**Further ABP comments:**

- Further detail to be provided at application stage regarding proposed access road layout to include detailed drawings.
- Cycle and pedestrian audits would be useful at application stage given the typology of the scheme.
- Distinction between the public and private space must be shown along with its uses.

**Further Applicant comments:**

- Audits can be done and provided at application stage.
- Prospective applicant to provide more details of signage within the scheme for clarity on movements throughout the site.

**9. Open space design and layout, and wind environment at ground and upper floors.**

**ABP sought further elaboration/discussion on:**

- Further details of the quality of balcony space proposed to be provided.
- Examination of the wind environment on the balconies, particularly the projecting balconies, and ground floor open spaces and other microclimate consideration.

**Planning Authority comments:**

- Nothing further to add.

**Prospective Applicants comments:**

- A wind study is scheduled to be carried out and the findings will be provided at application stage.

## 10. Any other business.

### Planning Authority comments:

- Ensure to address all concerns raised in the Planning Authority report 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](mailto: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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
October, 2020