



Case Reference / Description	Demolition of existing buildings, construction of 200 no. Build to Rent apartments and associated site works. Former Heidelberg/Miller Building and SCR Garage's site, Davitt Road, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	16 th November, 2020	Start Time	02:00 pm
Location	Via Microsoft Teams	End Time	03:30 pm
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Karen Hamilton, Senior Planning Inspector
Rachel Kenny, Director of Planning
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Eamonn McCann (applicant)
Stephanie McCann (applicant)
Paul O'Brien, (HJL Architects)
Jerome Anglin (HJL Architects)
Mark Boyle (Murray Associates Landscape Architects)
Niall Barrett (CS Consulting Engineers)
Paul Turley (JSA Planning)

Representing Planning Authority

Alison Scott, Senior Planner (Planning Dept)
Kieran Sweeney, Senior Executive Planner (Planning Dept)
Heidi Thorsdalen, Senior Executive Planner (Roads Planning Division)
Kieran O'Neill, Senior Executive Landscape Architect (Parks Section)

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 **9th September, 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 **13th August, 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. Design and Layout, inter alia, scale, bulk and mass of proposed development.**
- 2. Impact on the development potential of adjoining sites.**
- 3. Residential Amenity, inter alia, existing and proposed residents.**
- 4. Compliance with Apartment guidelines, inter alia, SPPR 7 & 8.**
- 5. Parks Issues.**
- 6. Transport Issues.**
- 7. Drainage Issues.**
- 8. Any Other Business.**

1. Design and Layout, inter alia, scale, bulk and mass of proposed development.

ABP sought further elaboration/discussion on

- Justification for the scale and mass of the building along Davitt Road.
- The design of the building is modular

PA Comments:

- The 9 storey block on Davitt Road is monolithic and overbearing in appearance, while there is flexibility in the height guidelines there are still concerns over the design
- There is scope to break up 9 storey block and reduce the floors.
- Further consideration for active uses of the ground floor units, possibility of a coffee dock or retail to enhance the streetscape.

Prospective Applicants comments:

- Building can be viewed obliquely up and down Davitt Road.
- There is a rationale for the proposed 9 storey height.
- Davitt Road is a suitable for the location.
- There is a fine articulation and modulation along the building edges.
- Building line is set back the ground floor units from the road and widened.
- Communal areas along the ground floor will give the impression of activity.
- Many uses are being explored for the ground floor commercial units
- 2 LUAS stops are near the site.
- Additional development is likely to happen adjacent to the site.
- Consideration will be given for the future context and change that will be happening around the area.
- Height is stepped down on side facing opposing housing units so as not to appear dominant.
- As housing is on the south side of the site light will not affect the properties.
- The proposal will have only a slightly visual impact.
- Scope to use ground floor as public realm space associated with the potential restaurant/café use.

Further ABP comments:

- Highlight the scheme from a wider context and provide ground floor detail.
- Documentation submitted show views are further away from the scheme.

- Further CGI's to be provided from the streetscape and closer proximity off Davitt Road and the canal walkway.
- Active usage on the ground floor is encouraged.

Further Prospective Applicant's comments:

- Unsure if a restaurant is a viable option for ground floor units.
- Aim is to provide clear viewable activity when passing by ground floor units.

2. Impact on the development potential of adjoining sites.

ABP sought further elaboration/discussion on

- New development may have effects on the sun/daylight and the development potential of the adjoining site.
- Further consideration to be given to the design response along the east and west along existing boundaries.

PA Comments:

- Dulux SHD site would probably set the context of height for this area.
- Impacts on future developments will need to be further addressed in more detail.

Prospective Applicants comments:

- The masterplan drawing can detail how future developments are being addressed.
- The design strategy and visual impact have been combined.
- Glazing on units could be rectified by screening, moved to alternate locations or just excluded altogether.
- Additional studies are being undertaken of those units along the boundary.

3. Residential Amenity, inter alia, existing and proposed residents.

ABP sought further elaboration/discussion on

- Absence of private amenity space.
- Absence of visual impact assessment at the rear/ south along Galtmore Road
- The design of the roof terrace/ space design and separation distances from existing dwellings.
- Mitigation measures proposed to prevent any negative impact on the surrounding areas.

PA Comments:

- Lack of private amenity open space.
- Possible overlooking into rear gardens on Galtymore Road, 1st and 2nd floor windows within 5 meters.

Prospective Applicants comments:

- Terrace areas can be set back to create a buffer zone helping to prevent overlooking.
- Number of barriers at the area, firstly met with trees, secondly is the roof garden area with the possibility for inclusion of opaque glass screens.
- More visuals will be provided from the Galtymore Road.

4. Compliance with Apartment guidelines, inter alia, SPPR 7 & 8.**ABP sought further elaboration/discussion on**

- Justification and analysis of the communal amenity space calculations.
- No balconies located within the scheme.
- Projecting windows are not being accepted as true dual aspect.

PA Comments:

- Single aspect units located facing on to Davitt Road.
- Lack of winter gardens and balconies within the scheme.

Prospective Applicants comments:

- Scope to potentially include balconies into the development in courtyard area, originally trying to stay away from balconies in the first instance as a design response to Davitt Road.
- Providing double the amount of external community space, currently at 4.7 sqm per unit which is higher than other BTR schemes.

5. Parks Issues**ABP sought further elaboration/discussion on**

- Details relating to the usability and functionality of the open space.
- The design of the open space and amount of circulation space.

PA comments:

- Public open space provision clarity is needed on the percentage as there appears to be a shortfall on this.
- Qualitative side of public open space, high quality materials to be used along with the planting scope for public art.
- Balance needs to be achieved between planting and hard surface areas.
- Further consideration to be given to recreational space areas for older people.
- Shelter enclosures on roof terraces would be more functional.
- Public domain footpath needs to be discussed further with the roads department.
- Consideration for the Location of loading bay and cycle dock within public footpath.
- Promotion of a pedestrian friendly environment.

Prospective Applicants comments:

- All comments made in the report submitted by the planning authority are noted.
- Path currently 2.4 meters, proposed to extend to 4 meters however there is an issue with getting trees into the scheme so exploring the possibility of land planters and inclusion of new lighting poles, cycle stands, hard surface seating all which will be of high quality.
- Two commercial units lined up.

Further ABP comments:

- Address any material contravention of open space within the application if there is any doubt.

6. Transport Issues**ABP sought further elaboration/discussion on**

- Integration of pedestrian priority with the access along Davitt Road.

PA Comments:

- Lack of car sharing service.
- Quantity proposed for parking at basement level.

Prospective Applicants comments:

- Irish Water structure located below footpath and the need to be mindful of this.
- Car parking management plan will be provided of basement level.
- All comments made in the planning authority's report will be addressed at application stage.

7. Drainage Issues

ABP sought further elaboration/discussion on

- Irish Water comments highlighted.

PA Comments:

- Nothing further to add.

Prospective Applicants comments:

- Aware of the upgrades raised by Irish Water and the 3rd party consents pending the application is approved.

8. Any other Business

ABP sought further elaboration/discussion on

- Phasing plan to be submitted containing rollout of the development delivery.

PA Comments:

- Childcare assessment to be submitted.
- ESB substation normally requires frontage, applicant will need to be in contact with provider.

Prospective Applicants comments:

- Nothing further to add, all comments noted.

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
Director of Planning
November, 2020