



An
Bord
Pleanála

Record of Meeting ABP-307984-20

| | | | |
|-------------------------------------|--|--------------------------|-------------|
| Case Reference / Description | 1053 no. residential units (26 no. houses and 1027 no. apartments), creche and associated site works. Former O' Devaney Gardens Site, Dublin 7. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 28 th October 2020 | Start Time | 10:04 a.m. |
| Location | Via Microsoft Teams | End Time | 11:30 a.m. |
| Chairperson | Rachel Kenny | Executive Officer | Ciaran Hand |

Representing An Bord Pleanála:

| |
|--|
| Rachel Kenny, Director of Planning |
| Stephen Rhys-Thomas, Senior Planning Inspector |
| Ciaran Hand, Executive Officer |

Representing Prospective Applicant:

| |
|--|
| Hazel Jones, Bartra ODG Limited |
| Ian Fennell, Bartra ODG Limited |
| Ray Ryan, BMA Planning |
| Louise O' Leary, BMA Planning |
| Derbhile McDonagh, O' Mahony Pike Architecture |
| Brian Greenan, O' Mahony Pike Architecture |

Representing Planning Authority

| |
|--|
| Mary Conway, Assistant City Planner |
| Colm Harte, Executive Planner, Planning Dept |
| Nicola Conlon, Senior Executive Planner, Roads |

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 16th 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 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 20th 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. Site Interface, St Bricin's and overall height strategy**
- 2. Permeability and landscape strategy (northern portion of site)**
- 3. Residential Amenity – dual aspect ratio and usability of amenity spaces**
- 4. Any other matters**

1. Site Interface, St Bricin's and overall height strategy

ABP sought further elaboration/discussion on:

- The interface of the scheme to the eastern side of the site, with specific reference to St Bricin's Military Hospital.
- The height strategy for the overall site and particularly in relation to place making where taller buildings are located.
- The interface with Ashford Place, Ashford Gardens and Ross Street.
- The development objectives for the area and the potential requirement for an area masterplan or LAP.

Planning Authority's comments:

- There are no plans for an LAP in this area, the SDRA provides the relevant framework for the area.
- The interface between the site and St Bricin's should show better permeability, especially for pedestrians and cyclists.
- Outline the height strategy and detail any potential impacts on adjoining structures
- Height needs to be appropriate for the location and good quality is needed, for example more information is needed regarding the interface with block B
- Increased residential access (Ashford) would be welcome, however, the laneway is too narrow at Ashford Cottages and building line needs greater assessment.

Prospective Applicant's response:

- Proposed blocks at St Bricin's will be 6-10 storeys, this will also act as way finding measure. The boundary wall is being left as is between the site and St Bricin's and landscaping could be incorporated in the future. St Bricin's is not currently in military use. The MUGA could be relocated to enhance permeability in the future.
- Duplexes are proposed onto gabbling houses. In relation to block 8, there will be no overlooking or overshadowing of houses.
- Block 2 (6 storeys) is a 40-metre distance to the rear of houses along the North Circular Road. There is also a lane separating the rear gardens, the character of the lane will be improved, and little development potential of these rear sites is envisaged.
- In relation to Ashford cottages, gardens are a minimum of 6-7 metres in depth and there is no overlooking from the first floor.
- The boundary is being secured, a condition supported by local residents.
- There is a transition of height and obscure glazing is proposed, the proposed blocks are 32 meters from the cottages. Daylight analysis of gardens will be submitted.

Further ABP comments:

- Detailed cross sections at the interface with Ashford place would be useful, individual case studies would be useful.
- Possibly examine orientating higher buildings away from St Bricin's. Submit a rationale regarding the proposed height.
- CGIs from the grounds of St Bricin's would be beneficial
- Explain if the height of each block exceeds the standards required by the Development Plan.

- Have regard to the national guidelines for height.
- Detail any potential overbearing, overshadowing issues that may affect residents. Outline any pinch points and show mitigation measures.

2. Permeability and landscape strategy (northern portion of site)

ABP sought further elaboration/discussion on:

- The concept of pedestrian and cyclist permeability through the site and particularly at the northern portion of the lands. Access to Ashford Cottages and Ross Street in the context of the wider area.
- The overall landscape strategy for the site but particularly the Northern Linear Park, its forms and function.

Planning Authority's response:

- The objective is to have as much permeability as possible across the site and agree with the idea to access from Ashford Cottages, but the design of this link needs to be addressed.
- Satisfied with Ross Street allowing for pedestrians and cyclists and not vehicular access. A study should be carried out to detail movements through the site for pedestrians and cyclists and to determine the best strategy for the site.
- The northern proportion of the site should be reviewed to try and improve movements and clarity is needed regarding the design and use of the linear park. Movement should be taken out of this park and put to the east of the site
- Blocks B04 and B05 could be broken up to allow for more movement in a north/south direction. Both proposed routes are pushing pedestrians towards places of traffic. The width of this proposed block is affecting the desire line.

Prospective Applicant's response:

- Ross Street is a natural desire line for pedestrians and cyclists. Ashford Cottages is an additional but secondary access point.
- Trying to avoid breaking up blocks B04 and B05 as this will affect the streetscape.
- Quality landscaping is proposed and will be outlined.

Further ABP comments:

- Justify and detail permeability both from outside the site and through and it would be useful to show the design approach to overall permeability and how it informs urban design.

3. Residential Amenity – dual aspect ratio and usability of amenity spaces

ABP sought further elaboration/discussion on:

- The dual aspect ratio proposed, it will be important that the ratio of dual aspect apartments is clearly illustrated in drawings and in a tabular format.
- The usability and amenity of the spaces at the centre of enclosed blocks requires greater assessment.

Planning Authority's response:

- No quality housing assessment was submitted and the dual aspect ratio of 33% is the minimum requirement at this location.
- The site area is 5 hectares and there should be an aspiration to have a higher level of dual aspect apartments. There is concern regarding some north only facing units across a street, poor amenity.
- Concerned expressed about apartment units meeting standards and more quality is needed.
- The spaces between blocks 4 and 5 need to be addressed and a full housing quality assessment should be submitted.

Prospective Applicant's response:

- Dual aspect ratio is 33% but there is a hope to improve this figure and this is a conservative standard figure. 52 units face north. An HQA will be submitted.
- Own door access is being examined and open space of 15% is being met.

Further ABP comments:

- Outline and justify the proposed dual aspect ratio proposed.
- Detail design around the amenity spaces is needed.

4. AOB**Planning Authority's comments:**

- Address the outstanding issues in the transport report.

Prospective Applicant's response:

- No further comments.

Further ABP comments:

- Further engagement is encouraged with particular respect to any outstanding or more refined transportation issues (pedestrian and cyclist permeability).
- In terms of the proposed tenure of the development, outline social and affordable units.
- Submit a Lifecycle report.

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

Rachel Kenny
Director of Planning
November, 2020