



An  
Bord  
Pleanála

## Record of Meeting ABP-308744-20

<b>Case Reference / Description</b>	Demolition of existing structures on site, construction of 1635 no. apartments, childcare facility and associated site works. Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	18 <sup>th</sup> January 2021	<b>Start Time</b>	2:30 pm
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	4:00 pm
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Helen Keane

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

### Representing Planning Authority

Mary Conway, Deputy City Planner
Garrett Hughes, Executive Planner
Nicola Conlon, Senior Executive Planner, Roads
Audrey Taylor, Assistant Planner
Maria Treacy, Executive Engineer, Drainage
Niamh Kiernan, Assistant Conservation Officer
Niall Colfer, Assistant City Archaeologist
Mary McDonald, Conservation Officer

### Representing Prospective Applicant:

Michael Kevany, Hines
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Brian Moran, Hines
Gary Corrigan, Hines
Pauline Byrne, Brady Shipman Martin
Finghin Curraoin, Henry J Lyons
Breffni Greene, Henry J Lyons
Derek Murphy, O'Mahony Pike
Niall McCullough, McCullough Mulvin
John Tuomey, O'Donnell + Tuomey
Jeana Gearty, O'Donnell + Tuomey
John Montgomery, NMP Landscape Architects
Michael Hughes, Barrett Mahony Consulting Engineers
Andrew Archer, Systra
James Slattery, David Slattery Conservation Architects
Shane Santry, Shane Santry Architects
David Mackey, Consultant to GAA
Declan McSweeney, Dublin Archdiocese

## **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 once the Opinion has issued,
- ABP received a submission from the PA on 17<sup>th</sup> December 2021 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 20<sup>th</sup> November 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

1. Development Strategy for the site to include inter alia: Height, bulk and massing, Unit Mix, Dual Aspect
2. Conservation Impact Assessment
3. Masterplan Strategy and adjoining lands
4. Community Infrastructure Audit and Childcare Provision
5. Residential Amenity of future occupants
6. Residential Amenity of adjoining residents
7. Drainage Matters
8. Transportation Matters
9. Any other matters

## **1. Development Strategy for the site to include inter alia: Height, bulk and massing, Unit Mix, Dual Aspect**

### **ABP Comments:**

- Provide overview of entire scheme at application stage with appropriate breakdown of elements linked to the masterplan. There is a need for members of the public to see and understand the overall vision
- Address any Material Contraventions
- Some dual aspect units have classification issues
- Evidence-based rationale required if putting forward only 33% dual aspect
- There do not appear to be any constraints on the site which would warrant the use of 33% as a dual aspect target
- Deliver maximum in terms of quality and push for 50% dual aspect
- Corner unit of Block B3 would not be identified as dual aspect
- Projecting windows are not accepted as dual aspect

### **Planning Authority's Comments**

- Concerns regarding height, bulk and massing and materiality of higher elements
- Concerns regarding the unit mix, over-concentration of studio and 1-bed accommodation.
- Concerns regarding dual aspect compliance issues
- Concern in relation to the use of render on the taller elements on block C
- Development should be looking to create a stable and long-term community
- Proposed development is on a good-quality site of over 8 hectares with huge potential, very close to public transport and good quality amenities
- Current figure of 49% dual aspect needs to reach 50% dual aspect
- Favourable orientation needed for single aspect units
- Concerns regarding separation distances in units A1 and D1
- Address policy and development plan in relation to good neighbourhoods
- Submit evidence of compliance with dual aspect requirements

### **Prospective Applicant's Comments:**

- Government guidelines allow for demographic approach to unit mix
- Proposed development responds to the demand and demographic of the area, 51% of households in area are singles/couples without children, 71% of people in the area are in house shares
- Existing stock in area is 75% houses
- Material Contravention focuses on height
- Proposed development strategy considers history, ecology, and importance of connections
- Interconnectivity of spaces and public access in proposed development
- Height of the buildings taper down to the edges of the site
- Dual aspect units overlook public spaces
- Proposed development site is central and accessible, 33% dual aspect could be applicable
- Have successfully dealt with north-facing part of site
- Will reassess scheme regarding dual aspect

- Good sunlight aspects have been demonstrated regarding separation distances
- Units showing deficit in daylight access will be addressed
- Tests carried out show that amenity spaces are performing with the requirements
- Unit mix are future-proofed, design can respond to market demand, two 1-bed units can be converted into 3-bed unit etc

## **2. Conservation Impact Assessment**

### **ABP Comments:**

- Ensure reports are interlinked and provide an overview at application stage
- The Vistas for Holy Church are important, Block C1 blocking views of Holy Cross Church

### **Planning Authority's Comments**

- Concerns regarding height, scale and massing on the character of the area
- Concerns regarding high tower D1, Block A in northwest corner of proposed development
- Address impacts on mature landscaping and trees
- Garden to the rear of the seminary needs to be more tranquil
- Concern regarding impact on seminary buildings
- Minimal works at Holy Cross church, clearly indicate at application stage if any works are proposed
- Red house is the earliest building on the campus, concerns of traffic passing that point
- Clarify works on Archbishop's driveway
- Have consideration for mosaic panels in the cloister

### **Prospective Applicant's Comments:**

- Will consider Block C1 blocking views of Holy Cross Church
- There are 4 protected structures on the site
- Church space will remain more or less the same
- Will consider panels in the cloister
- Concerns of planning authority are noted and prospective applicant endeavours to respond to them at application stage

## **3. Masterplan Strategy and adjoining lands**

### **ABP Comments:**

- Ensure coordination and cross referencing of the documents and provide an overview of scheme at application stage
- Prospective applicant to ensure agreement of the planning authority on a masterplan as per zoning
- Access, parking and functionality of football pitches are unclear, location of football pitches could benefit overall scheme

### **Planning Authority's Comments**

- Satisfied overall in relation to preparation of the masterplan
- Address riverside walkway

- Issue regarding carparking at pitches and club, potential impact of future parking at the GAA lands and impact on the residential amenity
- Overall strategy in relation to the layout is supported
- Happy to engage with the prospective applicant regarding Flood Risk Assessment at a strategic level for the masterplan lands
- The masterplan should include a strategic flood risk assessment and include the football pitches

**Prospective Applicant's Comments:**

- Prospective applicant endeavours to demonstrate at application stage that there is accommodation of future access for future applications on GAA pitches
- Masterplan takes future applications into account
- Happy to engage with the planning authority regarding Flood Risk Assessment at a strategic level for the masterplan lands

**4. Community Infrastructure Audit and Childcare Provision**

**ABP Comments:**

- Prospective applicant to provide data at application stage on access to childcare facilities in the area if not achieving the minimum requirements
- Prospective applicant to provide community amenities or provide robust assessment of amenities near the site

**Planning Authority's Comments**

- Agree with ABP and have nothing further to add

**Prospective Applicant's Comments:**

- Will consider points raised by ABP
- There is a retail and childcare facility in proposed development

**5. Residential Amenity of future occupants**

**ABP Comments:**

- Nothing further to add

**Planning Authority's Comments**

- Covered in previous agenda items

**6. Residential Amenity of adjoining residents**

**ABP Comments:**

- Address Building Research Establishment (BRE) levels regarding sunlight/daylight at Holy Cross Avenue and Corn Mill road
- Address overbearing impact from blocks D2 on the Corn Mill Building
- Limited direct interface on existing residential units
- Show separation distances between proposed and existing residential units

**Planning Authority's Comments**

- There is an opportunity to have no impact on Holy Cross Avenue and Corn Mill road regarding sunlight/daylight
- Address issues set out in PA report
- Address vertical sky component levels (VSC) issues
- Provide further detail on separation distances and visual impact of Block D2 and Corn Mill apartments

**Prospective Applicant's Comments:**

- Current VSC levels are acceptable and are based on the Corn Mill Building beside a greenfield site
- Will be setting out ongoing work on adjoining residential units in impact assessment at application stage

**7. Drainage Matters**

**Planning Authority's Comments**

- Additional surface water requirements listed in the PA submission
- Use of natural water retention is desired
- Open space available
- Meet requirement of water framework directives

**Prospective Applicant's Comments:**

- Will further consider planning authority comments
- Proposed development site is a green site but contains tree protection zones
- Can work with planning authority to improve the scheme

**8. Transportation Matters**

**ABP Comments:**

- Issues such as parking have been covered in previous agenda items

**Planning Authority's Comments**

- Clarity in terms of parking required but can engage with prospective applicant on this

**Prospective Applicant's Comments:**

- Happy to liaise with planning authority on parking issues

**9. Any other matters**

**ABP Comments:**

- Address issues raised by Parks department of Planning Authority

**Planning Authority's Comments**

- Address issues raised in report

- **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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Rachel Kenny  
Director of Planning  
February, 2020