



Case Reference / Description	198 no. Build to Rent apartments within previously permitted development under ABP-306569-20 and associated site works. 42A Parkgate Street, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th April 2021	Start Time	10.00 am
Location	Remotely via Microsoft Teams	End Time	11.15 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority:

Mary Conway, Deputy Planning Officer
Kieran Sweeney, Senior Executive Planner
Rhona Naughton, Senior Planner

Representing Prospective Applicant:

Eoin Wilcox, Chartered Land (applicant)
Joe O'Reilly, Chartered Land (applicant)
Eleanor MacPartlin, Stephen Little and Associates
Rory Murphy, Reddy Architecture and Urbanism
Tony Reddy, Reddy Architecture and Urbanism
Lisa Wynn, Reddy Architecture and Urbanism
Glen Howells, Glenn Howells Architects

Daniel Mulligan, Glenn Howells Architects
Tiago Oliveira, Arup
John Flaherty, Arup
Bill Hastings, Arc Consulting
James O'Sullivan, Lafferty Project

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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 25th January 2021 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 14th December 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. Development strategy for the site to include planning history, architectural design/materiality, ground floor uses/animation, unit mix, open space/recreational amenity provision
2. Residential Amenity
3. Transportation Matters
4. Drainage Matters
5. Any other matters

1. Development strategy for the site to include planning history, architectural design/materiality, ground floor uses/animation, unit mix, open space/recreational amenity provision

ABP Comments:

- Planning history on site noted (ABP-306569-20) and applicants advised of the need to address and overcome previous reason for refusal
- Any proposed changes to development permitted under ABP-306569-20 should be clearly set out in documentation at application stage
- In the previous decision, the Board did not raise issue with height, density and slenderness ratio. Acknowledged that Heuston area identified as being suitable for High Rise Building 50m+ in operative City Development Plan.
- Demonstrate how the proposed development complies with the Dublin City Development Plan in relation to provision of higher buildings including, inter alia, guiding principles of SDRA7 and section 16.7.2 'Assessment Criteria for Higher Buildings'.
- Seek to demonstrate compliance with Building Height Guidelines at application stage, in particular section 3.2 Development Management Criteria
- Relevant reports submitted with previous application to be included at application stage and updated, where necessary
- Proposed development differs in architectural expression, form and materiality from what was previously proposed
- At application stage, identify any potential impacts on skyline/setting and character of the area/historical environment/key views and prospects including any impacts on Heuston Station and Wellington monument
- Provide justification and rationale for proposed ground floor uses/animation and potential impacts on streetscape; may require further refinement
- Address PA concern at application stage regarding lack of larger units in proposed development; BTR nature and associated flexibility in this regard noted
- Clearly set out the unit mix and future adaptability in application documentation demonstrating that the proposal can aid in creating sustainable communities
- Highlight issues and concerns raised by third parties in previous application and address at application stage
- A number of units do not have access to private open space and flexibility acknowledged in this regard having regard to BTR nature of the scheme; clearly demonstrate figures for recreational amenities/communal support facilities identifying the location of same and who has access to it; need for provision of high quality alternative, compensatory communal support facilities and amenities
- Micro-climate studies and daylight/sunlight/overshadowing analysis to be provided at application stage

Planning Authority's Comments:

- No further comments on planning history of the site
- Have concern regarding ground floor uses/animation, as set out in PA Opinion
- Acknowledges flexibility in relation to unit mix, as set out in Apartment Guidelines
- Concern regarding unit mix in the medium to long-term. Planning Authority wishes to achieve a living city that is made up of sustainable communities

- In terms of recreational amenities/communal support facilities, provide clarity on who can use the spaces

Prospective Applicant's Comments:

- Comprehensive planning report will be included at application stage in response to the planning history
- Will be submitting an EIAR at application stage which will reflect the development that is permitted and that which is proposed
- The context of the adjoining buildings has been considered
- Considers that the form and design of the building responds well to the site
- In terms of ground floor animation, approximately 75% of the ground floor is comprised of active frontage
- Bin store is necessary from a functionality point of view
- In terms of unit mix, have had regard to planning policy context and the planning authority's concern regarding a living city
- Have carried out research which shows that 1-bed and studio units are in demand
- Some proposed units are adaptable for future change of unit mix
- There are a broad range of high-quality spaces across the scheme and will address matter at application stage

2. Residential Amenity

ABP Comments:

- Need to address matters of residential amenity for both existing residents in locality and future residents of proposed scheme
- Address any issues raised by the planning authority and third parties in previous application
- Submit a schedule of the documentation at application stage and ensure proposed development meets standards, as set out in Apartment Guidelines

Prospective Applicant's Comments:

- 70% of units are dual aspect
- No major issues with daylight/ sunlight and overshadowing
- Will address all matters at application stage

3. Transportation Matters

ABP Comments:

- Address any matters raised by Transportation Department in their report, as set out in PA Opinion and liaise with them, if necessary

Planning Authority's Comments:

- No further comments

Prospective Applicant's Comments:

- Not proposing any changes in terms of the consented scheme

- Increased cycle parking proposed due to additional units; no increase in car parking spaces
- Will address matters raised at application stage

4. Drainage Matters

ABP Comments:

- Planning authority do not have concerns in this regard
- Have regard to Irish Water submission and liaise with them prior to lodgment of application, if necessary

5. Any Other Matters

ABP Comments:

- Provide Building Life Cycle report and address matter childcare provision at application stage
- Refer to Planning Authority's report regarding documentation to be submitted/matters to be addressed at application stage
- Liaise with relevant departments as required
- Provide clarity on what is proposed and what has been previously granted on site
- Address any matters of material contravention of operative City Development Plan in Material Contravention Statement and advertise same within public notices

Planning Authority's Comments:

- No further comments

Prospective Applicant's Comments:

- Not proposing any changes to the quay wall
- Material Contravention (regarding unit mix and size of the units) will be included at application stage

- **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

Tom Rabbette
Assistant Director of Planning
April, 2021