



Case Reference / Description	Demolition of all buildings and structures on the site excluding St. Theresa's Church, construction of 403 no. apartments, childcare facilities and associated site works. Former Player Wills Site, land in the ownership of Dublin City Council and land in the ownership of the Diocese of Dublin (Roman Catholic Church), Donore Avenue and South Circular Road, Dublin 8.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	28 th April 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:30 pm
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Claire Pomroy, Applicant
Ryan Crossman, Applicant
Jim Keogan, McCutcheon Halley Planning
Kayleigh Sexton, McCutcheon Halley Planning
Brian Feely, McCutcheon Halley Planning
Sean Attley, Henry J. Lyons
Robert Keran, Virtus Project Management
Simon Ronan, Niall Montgomery + Partners Architects
Andrew Archer, Systra

Representing Planning Authority

Mary Conway, Deputy City Planner
David Conway, Executive Engineer, Roads Planning
Carol Smyth, Executive Planner
Rhona Naughton, Senior Planner
Kieran O'Neill, Senior Executive Landscape Architect

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 9th March 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 10th February 2021 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. Proposed Amendments to 308917-21
2. SDRA 12 and Z15 Land use zoning
3. Height Strategy, inter alia, the subject site and wider SDRA 12 lands
4. Development Strategy, inter alia, phasing, unit mix, layout etc.
5. Residential amenity, inter alia, sunlight/daylight, overlooking, creche
6. Transport Issues
7. Any Other Matters

1. Proposed Amendments to 308917-21

ABP Comments:

- Provide further detail on amendments to previously permitted SHD including, the increase to the creche and ground floor parking
- Provide rationale for altering previous planning permission
- Address PA queries on alterations
- Provide clarity in the application documentation on what forms part of the application and what the amendments are

Planning Authority's Comments:

- No further comment at this stage on proposed amendments

Prospective Applicant's Comments:

- Previous permission indicated 81 no. spaces would be provided in future development
- Proposing to alter the permission for parking rather than storage as currently granted
- The pocket park will form part of the application and is an extension of a permitted public open space area
- Proposed development covers 4.38 hectares of land
- The proposed development is the final phase of overall scheme by the applicant
- The residential amenities are spread across the three phases

2. SDRA 12 and Z15 Land use zoning

ABP Comments:

- Demonstrate compliance with the development plan guiding objectives for development on Z15 zoned lands
- Provide details of any agreement in place regarding the community uses

Planning Authority's Comments:

- Submit photomontages within the documentation in relation to the Z15 zoning and clearly illustrate where the zoning lands are relative to the SDRA 12 lands

Prospective Applicant's Comments:

- A number of community uses are being retained in the proposed development
- Agreement is in place regarding construction of community facilities

3. Height Strategy, inter alia, the subject site and wider SDRA 12 lands

ABP Comments:

- In relation to the material contravention proposed, greater detail at application stage on what specifically being contravened in the development plan

Planning Authority's Comments:

- No further comment on height strategy

Prospective Applicant's Comments:

- Will have consideration for ABP's comments on Material Contravention statement
- Tower element is 16-storeys
- One to two taller buildings referred to on SDRA 12 lands

4. Development Strategy, inter alia, phasing, unit mix, layout etc.**ABP Comments:**

- Clarify if demolition of buildings in St Theresa's Gardens form part of this application or were subject of a previous planning decision
- Clarify rollout of phasing
- Address permeability and legibility throughout the site and around the Church lands
- Expand on points raised by PA such as mix of units
- Design of Block A has been raised as a concern by the PA
- Address relationship on what is already granted and what is proposed in application documentation

Planning Authority's Comments:

- Clarify demolition of structures in the development description as being part of the previous Part 8 decision and the PA can consult with applicant to ensure greater clarity on demolition of blocks on the playing field
- The PA understands the constraints on site that the prospective applicant faces, but wants to ensure maximum permeability
- Would prefer to see access coming from south east towards the new parish centre but understands that there are issues with the church, advises the prospective applicant to clearly set these out in the application documentation
- Concerns regarding Block A – massing and stepping is still not correct; the elevations need further refinement and there should be a stepped down approach with the adjoining buildings

Prospective Applicant's Comments:

- Currently working with the church in relation to permeability
- Acknowledge that there are some deficiencies in access, but these are outside the control of the prospective applicant
- The pocket park forms part of phase 2 and an extension of public open space permitted in 308917-21.
- Seeks to create a permeable development that is safe in relation to the church near proposed development site
- Seeks to add a layer of tree planting on the west side of the church boundary due to church's request for privacy
- Provision of controlled access at night through the secondary pedestrian route for residents' safety

- Single units form 71% of overall units in the proposed development
- Studio and 1-beds form 68% of units across overall scheme
- The proposed unit mix has been driven by market analysis
- Have considered demographics of the area and an assessment is provided in the documentation
- Seeks to create a multi-faceted form on Block A
- Tower block is split into two distinctive elements
- The rollout and phasing will be clearly stated in any application and the intention is that public open space will be provided prior to occupation of units in this phase.

5. Residential amenity, inter alia, sunlight/daylight, overlooking, creche

ABP Comments:

- Address any issues regarding separation distances between blocks having consideration to the potential impact on residential amenity
- Clearly demonstrate any targets that are not achieved in BRE guidance in application documentation

Planning Authority's Comments:

- No further comments

Prospective Applicant's Comments:

- Currently addressing issue of separation distances with an emphasis on Blocks C-D
- Will consider ABP comments on above issues

6. Transport Issues

ABP Comments:

- Address issues raised in the CE report relating to car parking ratio, bicycle provision et al.

Planning Authority's Comments:

- Address carparking ratio
- More details on bicycle parking design, access and facilities
- Can facilitate further discussions on above with applicant

Prospective Applicant's Comments:

- Will address carparking ratio of 0.2 by increasing Go Car spaces
- Will consider need for cargo bike spaces
- Will prepare construction management plan for traffic access

7. Any Other Matters

ABP Comments:

- Have regard to Irish Water submission received

Planning Authority's Comments:

- Address when the play areas and park north of the multipurpose pitches will be delivered
- Provide a Conservation Impact Assessment having regard to, *inter alia*, the demolition of the building and the impact on the church setting.

Prospective Applicant's Comments:

- Park will be delivered once infrastructural work is complete and the phasing will include the provision of the play areas prior to occupation of the units.
- Will provide report at application stage on the heritage value of the buildings
- Will address Irish Water submission

- **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
, 2021