



An
Bord
Pleanála

Record of Meeting ABP-310080-21

Case Reference / Description	170 no. apartments and associated site works. Former G4S Property, Herberton Road, Dublin 12.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th June 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:30 am
Chairperson	Rachel Kenny	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Una O'Neill, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Ciaran McIntyre, Applicant
Simon English, Applicant
Stephen M. Purcell, Future Analytics
Daniel Moody, Future Analytics
Niall Rowan, DTA Architects
Leanne Martin, DTA Architects
Kevin O'Mahony, CORA Consulting Engineers
Eoin Reynolds, NRB Consulting Engineers
Melanie Sharkey, Bernard Seymour Landscape Architects
Esther Kleise, 3D Design Bureau

Representing Planning Authority

Carol Smyth, Executive Planner
David Conway, Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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 **25th May, 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 **28th April, 2021** formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with definition of SHD as set out in the (Housing) and Residential Tenancies Act 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. Policy Context – Zoning; Masterplan
2. Development Strategy - Layout / Public Realm / Height, Scale and Massing
3. Residential Amenity
4. Transportation Issues
5. Water Services and Flood Risk
6. Any Other Matters

1. Policy Context – Zoning; Masterplan

ABP Comments:

- The lands are subject to Zoning Objective Z10 and a masterplan objective. Further consideration is required in relation to how the site will be developed within the wider masterplan area, including the mix of uses proposed, layout, and permeability.
- Overall further detail is required to demonstrate proposed development will not compromise development potential of wider masterplan lands.
- Issue of material contravention – requires further consideration where development plan objectives are being contravened.

Prospective Applicant's Comments:

- Preplanning meetings with the PA were held September 2020 and March 2021.
- The site is capable of going forward on a standalone basis and will not compromise future development potential.
- Facts detailed within the base line studies have informed the composition of the site.
- The subject site is immediately suited to the residential focus.

Planning Authority's Comments:

- Accept the masterplan is non statutory however there is still a concern with the mix of uses proposed within the proposed development.
- The purpose of the masterplan is to show connectivity and permeability, this is currently not being met in proposals for the development.

2. Development Strategy – Layout / Public Realm / Height, Scale and Massing

ABP Comments:

- Street layout and vehicular access - It is unclear from the plans if the east-west street is a pedestrian zone. Further consideration of the design of the street if it is a pedestrian priority route and how traffic access is to be managed.
- Consideration in relation to the contribution of the buildings to the public realm, both onto Herberton Road and on the main street within the scheme itself. Consider further opportunities to maximise activity at street level of block DEF.
- Height, scale and massing requires further justification. The design, scale and massing of the buildings in terms of their impact on the existing dwellings bounding the block and impact on the development site to the south, requires further consideration.
- The subject site is greater than 500 meters from a LUAS stop. Consideration of relative height guidance in Dublin City Development Plan.
- Proximity to boundaries of neighbouring dwellings; impact on development potential of site to the south.

Prospective Applicant's Comments:

- Consideration of the design of the shared access street will be reviewed.
- The highest building element is placed in the centre of the site away from the street and neighbouring two storey dwellings.

Planning Authority's Comments:

- Concern with the proposed layout of the development and the proximity to the boundary along with any possible impacts to adjoining residences.

3. Residential Amenity**ABP Comments:**

- A Housing quality assessment is required and will be assessed at application stage – ensure compliance with all required standards in apt guidelines.
- Compliance with SPPR7 and 8 - justification and analysis in relation to what Resident Support Facilities and Resident Services and Amenities are being provided.
- Communal amenity space calculations - the landscaping plan should clearly indicate the quantum of open space provision, having regard to any circulation space.
- Sunlight/Overshadowing analysis of communal amenity space: 3 of the 7 external communal spaces meet BRE standards. Further consideration of this is required.
- Relationship with two storey dwellings needs to be more explicitly examined and potential impacts explored further in terms of sunlight analysis, overshadowing etc.
- Documentation and assessment in relation to sunlight, daylight, and overshadowing needs to be robust. Identify where not meeting requirements. Address alternative compensatory design solutions where appropriate.

Prospective Applicant's Comments:

- The internal communal open space is in excess of 4 square meters per unit.
- A wide range of spaces will be provided for future residents of all ages including a playground and BBQ area.
- 56.2% of the spaces would receive more than 2 hours sunlight from 21st March.
- All units were examined at ground floor and first floor level for a worst-case scenario figure.
- Acknowledge there are some areas not meeting the BRE guidelines however the proposals are still compliant.
- All comments from the Board and PA are noted.

Planning Authority's Comments:

- It is noted from the documentation submitted that the floor to ceiling heights of some apartments are lower than standard in apartment guidelines.

4. Transportation Issues**ABP Comments:**

- Baseline for traffic survey and methodology to be clarified having regard to impact of Covid on traffic surveys.
- Proximity of entrance to junction of Herberton Road/Dolphin Road; sightlines.
- Cycle facilities, storage, and access to storage to be clarified.

Prospective Applicant's Comments:

- Recommendations raised by the PA and National Transport Authority (NTA) will be addressed within the application documentation.
- A letter of consent is required to facilities works on the road, which will be sought.
- Proposals to include a servicing area for vehicles within the development.
- Bicycle storage and cycling facilities will be demonstrated at application stage.
- Will work alongside the PA to discuss further matters pertaining to transportation issues.

Planning Authority's Comments:

- Further historical surveys should be provided in relation to the junction and proximity of the vehicular entrance.
- More information is required to servicing at the ground floor level, scope to include a set down area along Herberton Road to serve the commercial unit, discussion around this is welcomed.
- Proposals in relation to the upgrade of the junction are also welcome to discuss further alongside the NTA.

5. Water Services and Flood Risk**ABP Comments:**

- Scope to agree with the PA SuDS measures and other surface water drainage proposals prior to lodging an application.
- Further detail required in relation to the flood risk assessment.

Prospective Applicant's Comments:

- Satisfied to meet the requirements, further testing is also proposed to be carried out.

Planning Authority's Comments:

- Nothing further to add to the report submitted to the Board.

6. Any Other Business**ABP Comments:**

- Ensure all documentation, including any environmental reports, are robust in their assessment and in accordance with legislation.

Prospective Applicant's Comments:

- Nothing further to add.

Planning Authority's Comments:

- Nothing further to add.

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
August, 2021