

**An
Bord
Pleanála**

Record of Meeting ABP-310268-21 2nd meeting

Case Reference / Description	ABP-310268-21 Development of port lands on Poolbeg Peninsula, construction of a Southern Port Access Route comprising of a new bridge across the river Liffey.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	2nd		
Date	21/10/21	Start Time	11:03 a.m.
Location	N/A	End Time	12:17 p.m.

Representing An Bord Pleanála
Staff Members
Ciara Kellett, Assistant Director of Planning (Chair)
Una Crosse, Senior Planning Inspector
Niamh Thornton, Executive Officer
Representing the Prospective Applicant
Alan Barr
Cormac Kennedy
Garrett Fennell
Helena Gavin
Brendan Considine
Eamonn O'Reilly

The meeting commenced at 11:03 a.m.

The Board referred to its previous meeting with the prospective applicant of the 13th July, 2021 and the record of this meeting. The Board asked if the prospective applicant had any comments it wished to make on the record of the meeting. The prospective applicant replied that it had no comments.

Presentation:

The prospective applicant gave a presentation on the progress made since the last meeting in July.

The prospective applicant stated that the National Development Plan 2021-2030 had been published in the meantime, noting that there were no projects proposed to significantly increase capacity in the other Tier 1 ports around Ireland and noting the inclusion of the proposed 3FM project in the Plan.

Since the first pre-application consultation meeting, the prospective applicant has continued to undertake consultations with prescribed and interested bodies. The prospective applicant intends to hold public consultations in November and December 2021 in advance of commencing the EIAR.

The prospective applicant stated that a number of revisions had been made to the General Arrangement drawing since the first meeting and that this is still being refined, having regard to the ongoing environmental investigations and surveys.

The proposed development comprises of six key elements which were explained in further detail as below:

Part 1: This Southern Port Access Route (SPAR). The main elements of this part of the proposed development includes a new 178m opening bridge across the River Liffey and a new road along the foreshore, 1.6km in length. The purpose of this route is to provide an alternative access for HGV traffic thereby removing it from the existing road network. The road will also facilitate waste trucks and public transport and an active travel route including pedestrian and cycle ways.

Part 2: Change of Port function Lo-Lo to Ro-Ro – Area K. This part of the development consists of a change of function within the area with little works necessary. One ramp is to be demolished and replaced by two ramps.

Part 3: New Container Terminal - Areas N and O. This will include 650m of new berths. The prospective applicant stated that the container terminal is the potentially noisiest part of the Port. Some dredging works will be required at this point. The area will contain ship to shore cranes and stacked containers. Area O will be for stacking containers, with HGVs coming and going from both areas.

Part 4: Turning Area. The proposed development of Area M, which was included in the original plans, has been omitted. The turning area, which was originally located at the Great South Wall has been relocated to Area M. The turning area will be 325m in diameter. The prospective applicant stated that this revision has a number of advantages, including that it: works better for Port navigation; includes the removal of an existing sludge jetty, which is currently in disrepair; and, will facilitate the protection of the tern colonies. Two hardpoints will be included to prevent ships from drifting and disrupting the tern colonies. It was also noted that a Bird Watch Ireland report had reported an increase in the tern colonies here. The presence of otters within the area has also been noted.

Part 5: Community Gain. 6.1 hectares of new public realm area will be created in three locations and 5.5km of active travel infrastructure will be provided for, including 3.9km of new infrastructure and 1.6km existing to be upgraded.

Part 6: Provision of 1 hectare of land to accommodate utilities required for developments including: residential development within the Poolbeg West SDZ; utilities to facilitate the waste to energy Covanta plant; and, to facilitate future offshore wind energy projects.

Discussion:

The Board's representatives thanked the prospective applicant for providing a copy of the Dublin Port Masterplan 2040 subsequent to the last meeting.

It was agreed that the prospective applicant would provide the Board with a large-scale hardcopy of the general layout as presented at today's meeting.

It was noted as a positive that the prospective applicant is seeking to work with developers of other projects within the area including offshore wind energy projects. It was recommended that the consideration of cumulative impacts within the EIAR should be robust.

The Board's representatives advised that, due to the separation distance between Area N and Area O, that the storage and ancillary operation of area O is clearly outlined.

Discussion was had around the SPAR – Southern Port Access Road and whether or not this would be a public or private road. The prospective applicant clarified that its intention was to apply for a private access road but that the road would be designed in a manner that it could be opened to the public in the future.

It was noted that the removal of development of Part M has alleviated some immediate concerns particularly in respect of impacts on the tern colonies. When questioned on the dredging to take place in this area, it was clarified that only a small amount of dredging would be necessary here.

The prospective applicant stated that it's opinion is that the proposed development would not necessitate IROPI procedures.

The Board's representatives stated that the Maritime Area Planning Bill is currently going through committee stage and that more information may be available on this by the end of the year.


It was agreed that a site visit would be organised before the next meeting.

Conclusion:

The Board will be in touch in due course to arrange a site visit.

The record of the instant meeting will issue in the meantime and the prospective applicant can submit any comments it may have. The onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process.

The meeting concluded at 12:17 p.m.

 3/11/21

Ciara Kellett

Assistant Director of Planning