



An
Bord
Pleanála

Record of Meeting ABP-310268-21 3rd 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	3rd		
Date	22/02/21	Start Time	11:00 a.m.
Location	N/A	End Time	12:00 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 11:00 a.m.

The Board's representatives referred to its previous meeting with the prospective applicant of the 21st October, 2021 and the record of that meeting. The prospective applicant stated that it had no comments to make on the record.

The Board's representatives thanked the prospective applicant for facilitating a site visit in November, 2021.

Presentation:

The prospective applicant gave a presentation on the progress made since the last meeting in October, 2021.

The prospective applicant stated that the third General Arrangement was being presented today and that this arrangement would be further updated as the project progresses.

The prospective applicant stated that it is at stage 8 in its 17-stage plan. Stage 8 is preparation of the planning application and commencement of work on the EIAR and the NIS. It is envisaged that this will be completed in early 2023.

Giving an update on unitised volumes of Ro-Ro and Lo-Lo freight post Brexit, the prospective applicant stated that its view of the long-term growth trends underpinning Masterplan 2040 have not changed and that demand will continue to grow in Dublin Port until maximum throughput capacity is reached.

The prospective applicant has set up a Virtual Conversation Room to facilitate its consultation process and launched a national advertising campaign to inform the public of the project and the public consultation process. The Conversation Room attracted 5,000 visitors and 41 submissions were received from 37 parties.

Some detail was given on the feedback received from the public consultations where there was considerable interest. Some of the topics raised included visual impact, bridge design, moving the port, flood risk, impact on traffic and the SPAR. There was strong support for the proposed enhanced community facilities.

The prospective applicant has made submissions regarding the Southern Port Access Road (SPAR) to the NTA's Draft Transport Strategy for the Greater Dublin Area 2022-2042 and to the Draft Dublin City Development Plan 2022-2028. The 3FM project depends on the SPAR being delivered at the same time as the other works.

Regarding the Luas Red Line extension to Poolbeg, the prospective applicant stated that this project will be designed to be compatible with a possible future extension to the Luas line.

The prospective applicant has been approached by prospective offshore wind farm developers with respect to facilitating grid connections associated with major offshore renewable energy projects. Further updates will be given at a future meeting.

The prospective applicant posed two questions to the Board's representatives regarding the best way to approach uncertainty of elements within the planning application. The first was regarding two possible options for cargo handling equipment and the second was regarding administration and maintenance buildings which would be required in Areas N and O, the details of which could only be finalised when the terminal operator has been identified.

The prospective applicant then gave an overview of the changes to the General Arrangement since the last meeting.

Discussion:

Regarding the two queries on the best way to approach uncertainty within the planning application, the Board's representatives advised of potential approaches. The prospective applicant could submit two possible design details as part of the application documentation with complete assessments of both options. The Board's representatives highlighted the importance of separating the two options and being very clear on the potential impacts of both within the NIS and EIAR documentation, if this is the preferred approach.

The Board's representatives also referred to section 146B of the P&D Act which recognises that for large complex infrastructural projects, amendments may be

required and this is also an option that the prospective applicant may wish to consider.

It was clarified that the prospective applicant cannot apply for outline permission for buildings as part of the subject approval application.

The Board advised that the treatment of the area reserved for the potential future development of an extension to the Luas line be carefully considered within the application documentation and reference to same is clear to ensure public understanding of what is or is not being proposed.

The Board awaits clarity on the evolving situation in Area M in a future meeting.

Regarding the provision of space/infrastructure to facilitate grid connections for offshore renewable energy projects, it was advised that it would be prudent to ensure that projects were appropriately considered under cumulative and in combination effects.

The Maritime Area Planning Act was mentioned, noting that it has been passed by the Oireachtas but that regulations are to follow which may provide further information. The Board's representatives advised the prospective applicant to review this Act.

It was noted that Macro and Micro Alternatives considered will be included in the application documentation. The Board's representatives noted the iterations of the proposal based on feedback from public consultation.

Conclusion:

The record of the instant meeting will issue in due course 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 12:00 p.m.

C Kellett 10/3/22

Ciara Kellett

Assistant Director of Planning

