



Case Reference / Description	238 no. student bedspaces and associated site works. 29b, 30 and 31 Prussia Street, Dublin 7.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	23 rd September 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:30 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Margaret Commane, HPDC
Brian Joyce, HPDC
Gerry Hand, Douglas Wallace Architects
Donnachadh O'Brien, Donnachadh O'Brien & Associates Engineers
Tom Jones, Applicant Representative
Carl Duffy, Applicant Representative
James Hilton, Applicant Representative

Representing Planning Authority

Colm Harte, Executive Planner, Planning Department
Nicola Conlon, Senior Executive Planner, Roads Planning
Roisin Ni Dhubhda, Transportation Planning

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 August 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 13th July 2021 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, 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. Development Strategy, including integration with streetscape
2. Relationship with protected structures
3. Residential Amenity, including daylighting and sun lighting
4. Access and servicing arrangements & pedestrian route
5. Any Other Matters

1. Development Strategy, including integration with streetscape

• **ABP Comments:**

- ABP notes the planning history on the site - case 307236.
- The prospective applicant should outline the design response to the previous Board decision.
- The prospective applicant is to outline the relationship with no. 29 in the context of Prussia Street.
- Describe how the PA's concerns are being addressed.

• **Prospective Applicant's Comments:**

- The previous application consisted of 296 no. student bedspaces across four blocks.
- The development is reduced to three blocks and the pedestrian route is relocated.
- The development is oriented having regard to the protected structure.
- The proposed pedestrian path runs along the northern boundary to increase separation from neighbours to the north.
- Glazing at ground floor in Block A allows views through.
- There is a high level of amenity spaces in the development.
- The entrance to the proposed development separates it from no. 29 and the development has increased separation distances from the rear thereof.
- Building line at ground floor level, and upper floor set-backs have regard to no. 29
- The ground floor uses will serve residents of the proposed development only.
- The prospective applicant has sought to address the PA's concerns.
- The prospective applicant seeks to ensure that the proposed development blends in with the historic facade and that the development is an improvement to the site.
- The design is under review having regard to the concerns expressed by the PA.

• **Planning Authority's Comments:**

- The area is not currently an Architectural Conservation Area, but it will be so designated in the Draft development plan.
- Prussia Street is an ancient street that dates to the 1760s.
- The proposed development site is very significant and the protected structure needs to be considered.
- The PA has concerns in relation to the building line, the setback, height, and elevational treatment.
- The PA seeks an elevational treatment that is quite vertical and that respects the parapet height of the protected structure and historic plot widths in the area.
- The PA welcomes the applicant's efforts to re-engage on the issues raised and can liaise further with them.

2. Relationship with protected structures

• **ABP Comments:**

- The prospective applicant is to address concerns in the previous application regarding the massing to the rear of no. 29 and the western gable of Block B.

- Provide further detail on the protection of adjoining residential amenities.
 - Block B has an elevated communal open space.
 - Provide further detail on the relationship with protected structures at application stage, provide further photomontages.
 - Consider the potential cumulative effect of creating further gaps / accesses in the Grangegorman boundary wall, in combination with other schemes in this area.
- **Prospective Applicant's Comments:**
 - Block B is now significantly further away from the protected structure than it was on the previously application.
 - The impact of the gable would be negated by the revised design.
 - The proposed development will not be reliant on any development of lands to the south of the proposed development.
 - The boundary wall is three metres high.
 - The landscaping of the elevated open space in Block B will provide screening from the low rear return of no. 29. Will give further consideration to Block B.
 - Will have consideration for the PA's comments on the Grangegorman boundary wall opening.
 - The GDA Masterplan sets out the character and materials for the boundary wall.
- **Planning Authority's Comments:**
 - The PA is cognisant that the site is undeveloped, and any development thereon would change the relationship with the protected structures and adjoining properties.
 - The proposed development must achieve a high level of design and should not rely on screening by the possible development of lands to the south.
 - The Grangegorman boundary wall is protected. There are various proposed developments seeking openings in the wall.
 - The PA recognises that the width of the opening is significantly reduced from that previously proposed.
 - Have regard to examples of openings such as that in Marley Park.
 - The PA has a preference for an opening with the minimum possible width.
 - A survey of the existing walls will be required as part of any application.
 - Consider the potential reuse of stone from other walls on the site which are to be removed.

3. Residential Amenity, including daylighting and sun lighting

ABP Comments:

- The prospective applicants to address potential impacts on adjoining residential amenity having regard to the siting of elevated open spaces beside adjacent houses and the location of bin storage.
- The prospective applicant is to identify and address windows in St. Joseph's Place houses at application stage including ground floor skylights.
- Provide further rationale in relation to daylight impacts on Stanley Court having regard to the current level of development on the site.

- Clarify the extent of communal open space and quality in terms of lighting.
- Address possible impacts on the lands to the south at application stage, apply the good neighbour principles.
- Address any potential overlooking to the north and provide further detailed drawings in this regard, and photomontages from within St. Josephs Place.
- Give consideration to the submission of an AHIA and have regard to the extent of analysis and background research undertaken in respect of adjoining proposals.

Prospective Applicant's Comments:

- Development has been located to the south, away from St. Josephs Court / Place.
- There are generous setback distances proposed from no. 29's rear yard.
- The development seeks to reduce daylight and sunlight impacts. The undeveloped nature of the site increases the baseline values for surrounding properties.
- There is a variety of spaces provided for students residing in the proposed development.
- Communal spaces in the north-eastern corner of the development provide good overlooking of the pedestrian route.
- The impact of potential development to the south on daylight and sunlight to the development was not modelled.

Planning Authority's Comments:

- The prospective applicant should carry out an assessment of the lands to the south of the proposed development.
- Have regard also to development on Grangegorman campus lands to the east.

4. Access and servicing arrangements & pedestrian route

ABP Comments:

- ABP notes that the pedestrian route is under review. The prospective applicant should ensure that it is an attractive, animated and well-lit space.
- Regard should be had to safety and security in the design and location of bicycle storage.
- An operational service plan should be provided at application stage.

Prospective Applicant's Comments:

- The communal amenity spaces are positioned to look out onto the pedestrian route and will provide passive surveillance.
- The pedestrian route will be suitably lit, details of which will be provided at application stage.

Planning Authority's Comments:

- Further detail is required on the management of arrivals and departures.
- The PA seeks to avoid haphazard parking on Prussia Street.
- All servicing should be facilitated within the site.
- Prussia Street is an important street for bus connects.

- The prospective applicant is to have regard to access for fire tenders and refuse vehicles. It is not ideal to omit a turning area within the site.
- Reversing movements into the site for refuse vehicles is not a preferred option.
- Provide further detail on the number of cycle parking spaces and how they will be facilitated within the site.
- The cycle access should be as close as possible to the streetscape for safety reasons.

5. Any Other Matters

ABP Comments:

- No further comments.

Prospective Applicant's Comments:

- No further comments.

Planning Authority's Comments:

- No further comments.

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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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
September, 2021