



Case Reference / Description	Demolition of site structures and construction of 346 residential units, creche and associated site works at former bailey Gibson Site, 326-328 South Circular Road and Donore Avenue, Dublin 8		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	11 th March 2022	Start Time	10:00
Location	Via Microsoft Teams	End Time	11:30
Chairperson	Tom Rabbette	Executive Officer	Ashling Doherty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Ashling Doherty, Executive Officer

Representing Prospective Applicant:

Paula Galvin, MH Planning
Claire Pomroy, Hines
Kayleigh Sexton, MH Planning
Brian Feely, HJL
Robert Keran, Virtus Project Management
Herman de Lange, NMP
Kelsey Ryan, NMP
Arantxa Martinez-Peral, SySDRA
Andrew Archer, SySDRA
James Duff, ARUP
Ciaran O'Rafferty, BMCE

Representing Planning Authority

Mary Conway, Deputy City Planner
Gareth Hyland, Executive Planner, Roads
Carol Smyth, Executive Planner,
Niamh Fitzgerald, Senior Executive Engineer, Drainage.
Kieran O'Neill, Senior Executive Landscape Architect, Parks

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 10th December 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 SDRAtategic 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 16th November 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. **Overall development Strategy for the SDRA and relationship with adjacent development.**
2. **Public open space Strategy**
3. **Design and layout, including Daylight & Sunlight**
4. **Access and Parking**
5. **AOB**

1. Overall development Strategy for the SDRA and relationship to adjacent development.

ABP Comments:

- The prospective applicants were requested to elaborate on the development strategy for the subject site and the wider SDRA lands.
- Clarity on the extent of lands arising within the SDRA was sought.
- Clarification was sought with regard to the stated PA preference for a single revised application for these lands and the wider Players Wills site.
- Justification will be required to show compliance with the Z4 zoning.
- Clarification sought that proposed development is a standalone application and not dependent in any regard on the development of the Player Wills site.

Prospective Applicant's Comments:

- City Development Plan provides for 2 buildings with a maximum height of 50 meters within the SRDA, which have been allocated to the permitted Player Wills scheme.
- Proposed development must be compliant with the CDP with a maximum height of 28m.
- PA comments have been noted with regard to their preference for an integrated application for the wider lands, however this application would be progressed individually to avoid a dependency on development on the Player Wills site.
- With the consent of DCC the proposed application will include the Players Park and the football pitch.
- The proposed development will range from 3 to 7-storeys in height, which will have a relationship with surrounding development notwithstanding development on the Player Wills site.
- There is ongoing engagement with the LDA regarding the adjoining lands.
- Players Park is part of the permitted Player Wills development, however, its inclusion in this application will secure its delivery.
- The proposed development is independent and not reliant on the Player Wills site.

Planning Authority's Comments:

- The proposed development is compliant with the principles in the Dublin City Development Plan and Framework Plan adopted by DCC in 2017.
- When the entire lands are viewed together, neighbourhood centre uses may be best delivered on the Player Wills site.
- If these applications are to be progressed separately, then this application will have to address compliance with the Z4 zoning objectives.
- The proposed development will be assessed under the current zoning objectives as the new DCDP will not be finalised until the end of 2022.

2. Public Open Space Strategy

ABP Comments:

- The prospective applicant was requested to outline the Strategy for the provision of public open space, having regard to the development plan provisions for the SRDA.
- Clarification was sought on the percentage of Bailey Gibson public open space within the SDRA Lands.

- The development plan map boundary for SDRA12 and the Z14 objective appears to exclude the main part of the Bailey Gibson Site. This is reflected in the Framework Plan.
- Ensure application documentation is precise and highlights any suggested mapping error.
- Further discussions recommended between the PA and prospective applicant to discuss the overall Strategy for public open space provision.

Prospective Applicant's Comments:

- Overall landscape vision strategy for the public open space is to create a memorable, recognisable, and distinct human space.
- Public open space will be broken into 2 categories which include public parks, St. Teresa's playground and Rehoboth Plaza.
- SDRA12 in the City Development Plan is 11.65 hectares, with a requirement 20% be allocated to public open space.
- Bailey Gibson has an area of 1.53 hectares which is 13% of SDRA12
- Prospective site will provide 2.2 hectares which is 1% short of the SDRA12 requirement.
- The entirety of the Bailey Gibson site is within the SDRA Lands.
- The written text in Development Plan takes precedent in this regard as the map contains an error which excludes the Bailey Gibson site from the SDRA.
- 761 sqm of public open space being provided in proposed development by the prospective applicant with the balance being provided on DCC land. This is 25% of their allocation.
- There will be a requirement for the western part of Players Park to be used as a construction compound during Phase 1.
- Discussions are ongoing to deliver St. Teresa's playground in phase 1. A surface water attenuation tank would be constructed in phase 1 under the park in this regard.
- Drainage elements would need to be put in place in phase 1 but may not be operational until phase 2.

Planning Authority's Comments:

- PA satisfied that the full Bailey Gibson site is within the SDRA lands.
- There are concerns that the majority of public open space being provided by the prospective applicant occurs on lands in the ownership of DCC.
- Is the prospective applicant's proposal to provide multisport playing pitch and Players Park, sufficient to offset the requirement for public open space levies? Any shortfall in provision should be identified.
- The Framework Plan adopted by DCC in 2017, based on SDRA principles shows all of the Bailey Gibson site is included in the SDRA Lands.
- Further discussions will be held with the prospective applicant in relation to the provision of public open space.
- Clarification sought on surface water and drainage and whether any delays or other issues arise due to the delay in the Player Wills development.

3. Design and layout including daylight and sunlight.

ABP Comments:

- The prospective applicants were requested to describe the design approach along Rehoboth Place.
- Ensure clarity is provided on the description of building height proposed.
- No. 40 Rehoboth Place appears to be omitted or minimised in several of the drawings.
- The proposed development requires detailed section drawings showing the relationship between the development and no. 40 and no. 1 Rehoboth Place.
- What is the proposed treatment of the space occurring between block BG1 and no. 1 Rehoboth Avenue. There is a need to avoid vacant or dead space in this location.
- Address the quality of the open space for the creche which appears constrained.
- The reported daylighting (ADF) values for a number of kitchen / living spaces appear to be extremely low and would require a high level of justification.
- Clarification sought if the daylight sunlight assessment has regard to likely future developments to the north on LDA Lands.

Prospective Applicant's Comments:

- No. 40 Rehoboth Place is not in the ownership of the prospective applicant.
- Rehoboth Place will be upgraded with footpaths and increased on-street parking.
- Further documentation will be provided on the relationship with no. 40, including additional visualisations.
- The area to the south no. 1 Rehoboth Place is in dispute and is not subject to development proposals.
- A more robust daylight and sunlight assessment will be submitted with the application. Further work has been undertaken in this regard.
- BRE209 and BS8206 documents are referenced in relevant policy and are commonly applied in Ireland and the UK. In 2018, new European wide standards for daylight and sunlight were introduced.
- A full assessment as to how the proposed development will impact the surrounding area will be submitted with the application.
- 3 of the blocks within the scheme will be provided with balcony spaces which will provide private open space and daylight penetration. The flexibility with regard to balcony provision in BTR development is not being availed of.
- Having regard to the future development status of lands to the north, those lands were treated as a green space in the assessment.

Planning Authority's Comments:

- No further comments as PA satisfied all concerns raised have been discussed.

4. Access and parking

ABP Comments:

- Prospective applicant should address PA concerns with regard to the carparking provision on the lands.

Prospective Applicant's Comments:

- Consultations have been held with the PA but further discussions are required with regard to parking provision.
- The proposed development will provide a parking ratio of 0.25 / unit, including Go-Car spaces. This reduces to 0.22 if car share spaces are excluded.
- There is a high level of access to services and amenities in this area.
- There is excellent public transport in close proximity of the proposed development. The Luas redline is 10 minutes walking distance.
- Satisfied that this constitutes an appropriate parking standard for this area and this conclusion is supported by census data.
- The application will include a carparking strategy. This will address the management of parking including on-street parking and pay and display parking.

Planning Authority's Comments:

- Generally welcome lower ratios of parking provision, however, further justification is required for the development in this case.
- A carparking management strategy must be submitted with the proposed application.
- Works to the public road will remove a number of parking spaces, which should be reviewed with DCC.

5. Any other matters**ABP Comments:**

- Ensure floor plans and drawings are consistent and fully detailed before submitting the proposed application.
- Ensure the approach to the development Strategy for the overall SDRA lands is clear and how this project will stand in a wider context.

Prospective Applicant's Comments:

- The prospective applicants are currently engaging with their architects and LDA on the proposed design approach.

Planning Authority's Comments:

- Ensure the drawings submitted include the footprints and the outline of the basements, and that they clearly identify the areas the prospective applicants are proposing for taking in charge.
- An integrated design approach in respect of the public realm and open spaces should be sought between proposed development and LDA site.

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
April 2022