



<b>Case Reference / Description</b>	Demolition of existing buildings on site, construction of 194 no. apartments, creche and associated site works. Lands at "Harold's Bridge Court", Harold's Cross Road, & Greenmount Lane, Harold's Cross, Dublin 6W.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	25 <sup>th</sup> March 2022	<b>Start Time</b>	10:00 am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	11:30 am
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

**Representing Prospective Applicant:**

Tracy Armstrong, Armstrong Fenton Associates
Bryan Meredith, Armstrong Fenton Associates
David Smith, Davey-Smith Architects
Brendan Manning, DBFL Consulting Engineers
Mark Kelly, DBFL Consulting Engineers
Simone Kennedy, Kevin Fitzpatrick Landscape Architecture
Conor Lydon, The Adroit Company
Mairtin Lydon, The Adroit Company

**Representing Planning Authority**

Eileen Buck Hart, Senior Executive Planner, Planning Department
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## **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 23<sup>rd</sup> 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 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 26<sup>th</sup> 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. Land use and development Principle – including compliance with the Z6 zoning objective.
2. Design and Layout, including transition in height and scale, relationship with adjoining residential properties, daylighting.
3. Transport and access arrangements.
4. Any Other Matters

**1. Land use and development Principle – including compliance with the Z6 zoning objective.**

**ABP Comments:**

- ABP representative noted the submissions on file and the response from the PA.
- The prospective applicant was requested to address compliance with the Z6 zoning objective, having regard to previous decisions to refuse permission elsewhere for residential development on Z6 lands.
- Block D is dual use with studios and workspaces.
- The prospective applicant is to provide further detail on the current floor area and level of employment on the development site vis the proposed development.
- The prospective applicant is to clarify if there is an intended link between the residential units and the employment area.

**Prospective Applicant's Comments:**

- The current warehouse on the site is partially occupied by artist studios.
- The prospective applicant is proposing to demolish all buildings on the proposed development site.
- Proposed Block D will have 55% employment use.
- Further elaboration on existing and proposed uses on the site can be provided at application stage. The split of uses may be reviewed.
- The prospective applicant noted the proposed Z1 zoning for the proposed development site in the current draft city development plan.
- It is intended that the residential units and the studio / commercial uses will be separate and are not intended as live-work units.

**Planning Authority's Comments:**

- No further comments.

**2. Design and Layout, including transition in height and scale, relationship with adjoining residential properties, daylighting.**

**ABP Comments:**

- The prospective applicant was requested to elaborate on the development strategy with regard to the height and scale of development and potential impacts on longer views and the transition to the surroundings area.
- Having regard to the potential material contravention of the city development in terms of building height, the prospective applicants should give detailed consideration to the criteria under Section 3.2 of the Building Height Guidelines, including the issues of the capacity and frequency of public transport services.
- Further detail and elaboration was sought on the treatment of the western elevation of Block B and how satisfactory levels of residential amenity for future residents can be achieved, while protecting adjoining amenities.
- The prospective applicants were requested to address potential impacts on the redevelopment potential of adjoining lands, including the adjoining office site to the north and the site of Boyne Court to the south.

- The potential impact of Block C on the amenities of dwellings at the northern end of Limekiln Lane was raised.
- Some additional photomontages and section drawings, and a full daylight and sunlight assessment are required at application stage, in order to provide clarity on what is proposed, and the potential impacts arising.

**Prospective Applicant's Comments:**

- The urban design strategy was to provide 4 blocks on the site to obtain maximum sunlight into the apartments, with height focused on the centre of the development.
- Stepping and terracing are utilised to reduce massing, which also provide for the provision of roof terraces are provided.
- The separation distances between blocks are tight but reasonable.
- The key objective is to deliver sustainable density taking neighbouring properties into consideration.
- The prospective applicant has not undertaken a further review / redesign on foot of the PA's submitted report.
- The prospective applicant understands the PA's points in relation to the additional heights on the proposed development site and has gone to lengths to mitigate the potential impacts.
- The proposed development on this irregular shaped site has the potential to create its own urban environment.
- The mixed-use Block D at 4 storeys is in keeping with the surrounding character.
- There is a planning history associated with the proposed development site.
- The prospective applicant is opening up the site and increasing the density in accordance with current planning policy.
- Daylight and sunlight analysis has resulted in some revisions to the design of Block B. Proposed balcony screens are angled so as not to comprise light or aspect.
- Will look at the elevations in detail at application stage.
- A preliminary daylight and sunlight analysis has been carried out.
- Redevelopment of the adjoining office site to the north is constrained by existing service wayleaves such that the proposed development will not impact thereon.
- Boyne Court site is also subject to wayleave constraints. If that site was redeveloped, there would be some impact from the proposed development, but it would not be significant.
- The prospective applicant can show at application stage the exclusion area where development cannot occur along Limekiln Lane.
- Daylight impacts on Limekiln Lane properties will not be significant.
- Will give further consideration to the visual transition to adjoining low-rise properties.

**Planning Authority's Comments:**

- The PA's submitted report has referred to specific views where there are concerns.
- The PA acknowledges that increased densities are required, and the prospective applicant has made efforts to minimise the visual impacts.
- A balance needs to be struck between the proposed additional height in an area that is mostly 2/3 storeys.

- The prospective applicant should consider if there is anything more that can be done to mitigate the impact.
- The additional height would change the context of the immediate surroundings and this height is very visible.

### **3. Transport and access arrangements.**

#### **ABP Comments:**

- Some concerns have been raised in terms of the design of the access route and landownership along this route.
- The prospective applicant is to provide further details on the relationship of the proposed development with the adjoining development to the southeast.
- Further detail on the junction at Harold's Cross Road and the existing and proposed level of parking on the site was sought.
- The nature of proposed pedestrian and cycle linkages to adjoining roads was queried.
- The prospective applicant is to provide clarity on the treatment of Greenmount Lane.

#### **Prospective Applicant's Comments:**

- An error in the red line boundary on the pre-application documents will be rectified at application stage.
- Analysis indicates that a service vehicle can track around the mini roundabout at the entrance. Some revisions including relocation of bollards will be undertaken.
- An emergency route through the scheme can be provided.
- A waste management plan will be submitted. It is intended that refuse collection will take place on Harold's Cross Road and that refuse vehicles will not access the site. This can be discussed with the planning authority prior to lodgement of an application.
- Two additional Go-Car spaces can be included off Greenmount Lane.
- No material amendments to the existing entrance junction from Harold's Cross Road are proposed. The pedestrian ramp onto Harold's Cross Road can be extended.
- A small decrease from the current level of parking on the site is proposed, with a decrease in turning movements from Harold's Cross Road.
- The existing entrance from Clare Villas to the north will be closed.
- There is no proposed pedestrian access to the open space at the northern side of Block A from Harold's Cross road.
- There is a proposed link to Limekiln Lane which is taken in charge.
- No servicing via Greenmount Lane is proposed.
- The footpath on Greenmount Lane will tie into the existing footpath on this road. This will be <2m standard width.
- The prospective applicant intends to have further discussions with the PA in relation to the final design solutions.
- Widening of Greenmount Lane can be provided where the opportunity provides. Block D is set back internally within at ground floor level.

#### **Planning Authority's Comments:**

- Refer to the submission from the Planning Authority. A lot of the comments raised are in relation to small design issues.

- There are concerns in relation to proposals for servicing to take place on a core bus corridor / Harold's Cross Road.
- The PA is happy in principle with the proposed development.
- The PA can have further discussions with the prospective applicant to smooth out any concerns.

#### 4. Any other matters

##### ABP Comments:

- No further comments

##### Prospective Applicant's Comments:

- There are no full-time staff currently at the existing warehouse building. Discussions have been held with the part-time staff in relation to uptake for the new studios. There will be an increase in employment on the site as a result of the development.

##### 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](mailto: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](mailto:spatialplanning@water.ie).

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Stephen O'Sullivan  
Assistant Director of Planning  
April 2022