

Record Of Meeting

Case Reference/Description	06D.PC0155 Construction of a new cruise berth facility at Dun Laoghaire Harbour, Dun Laoghaire, County Dublin		
Case Type:	Pre-app consultation		
Meeting:	Fourth		
Date:	12 th August, 2014	11a.m.	
Location:	Conference Room		
Chairperson:	Philip Green		

Attendees:

Representing An Bord Pleanála

Philip Green – Assistant Director of Planning

Conor McGrath – Senior Planning Inspector

Marcella Doyle – Senior Executive Officer

Kieran Somers – Executive Officer

Representing Prospective Applicant

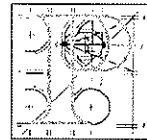
Gerry Dunne – Dun Laoghaire Harbour Company

Philip Cowman – Dun Laoghaire Harbour Company

Paul O'Connell – Waterman Moylan Consulting Engineers

Eleanor Mac Partlin – Stephen Little and Associates

Therese Langan – Dun Laoghaire-Rathdown County Council

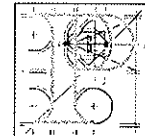


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The Board referred to its previous meeting with the prospective applicant (held on the 11th April, 2014) and the record of same; it asked the prospective applicant if it had any comments to make regarding this record. The prospective applicant replied that it had no specific comments to make apart from the fact that it was Paul O'Connell who attended on behalf of Waterman Moylan and not Jim Clery.

Presentation by prospective applicant:

The prospective applicant provided the Board with an update on the project since the time of the last meeting. It confirmed that the cessation of Stena HSS services from the end of 2016 will free up St Michael's Pier, which has been earmarked for development as part of the Harbour Masterplan. The prospective applicant referred to a competition which Failte Ireland is holding in respect of a national diaspora centre. The Port is taking part in this competition and has made it through the preliminary stage. Failte Ireland has specified a cap on expenditure in respect of the project and the Harbour Company has determined that the existing ferry terminal centre would be suitable for this purpose if it is successful in the competition. The competition is expected to conclude within the next six months. The prospective applicant advised that it is not intended to incorporate such a facility into the current proposal but that it has caused a re-think in respect of proposed landside facilities. The impacts of alterations to St Michael's Pier on the instant proposal were identified and an indicative layout drawing was submitted to the Board. The ferry terminal building will now be retained. Some changes to the proposed cruise facility are necessary so that this development will not conflict with the revised plans for St Michael's Pier. In this regard an access corridor and service area is proposed on the western side of the existing reclaimed/standage area, for the use of coaches. Approximately 16 coach spaces will be provided; also some mini-bus spaces. There will be a necessity for a traffic management scheme and for some off-site holding areas for coaches when larger cruise ships arrive. It was emphasised that there will be no changes to the proposed development, as previously described, necessitated on the marine side. The prospective applicant said that designs are currently being finalised. The prospective applicant advised that public access to the waterfront will continue to be provided. The existing walkway to the breakwater will be relocated to the landward side of the proposed access corridor. The prospective applicant advised that redevelopment proposals for this area are to go out to tender in September, 2014.



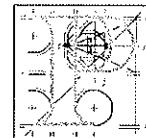
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The Board enquired as to how this proposed change to St Michael's Pier might impact on the projected timeline for the SID planning application. The prospective applicant said that it now proposes to retain the ferry terminal building irrespective of the results of the Failte Ireland competition.

Noting that there are significant changes to the proposed development of St Michael's Pier, the Board asked if any consultations have taken place with Dun Laoghaire-Rathdown County Council. The prospective applicant indicated it is scheduled to meet with the local authority on the 21st August next. The Board pointed out that any planning application made to it would need to have regard to cumulative effects. The prospective applicant stated that the quantum of development proposed in the harbour masterplan for St Michael's Pier remains approximately the same notwithstanding the changes it had indicated. It considers that it can pursue the current SID proposal separately to proposals for St Michael's Pier. Any application to the Board will reflect the changes now being proposed for the pier. The prospective applicant informed the Board that the review process of the Masterplan has begun and said this will address these new proposals. Public consultation will be carried out in this regard. The prospective applicant advised that commercial concerns require that the final approach to the development of this area of the harbour be finalised by October or November of this year.

The prospective applicant said that the instant proposal is for a single berthing facility on the eastern side of the proposed pier. It said that any expansion of this on the western side would necessitate a separate planning application. The Board remarked that the EIS for the current project should address both initial and any future proposals. The Board also advised that supporting documentation, in particular the business case in support of the development, should reflect the nature of the application in this regard.

The Board's representatives said that the SID division of the Board would not examine the issue of competition between ports per se but that it might have to consider whether the hierarchy identified in the Ports Policy might be impacted upon. It added that the Board might have regard to any socio-economic issues arising from the proposed development. The prospective applicant commented that Dublin City as a location is a key driver for cruise ship itineraries.



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Noting the proposed transfer of ownership to Dun Laoghaire-Rathdown County Council, the Board asked if the timetable for this has changed in any way. The prospective applicant responded that discussions in this regard are proceeding, although it may be another year before finalisation. It confirmed to the Board that the stakeholder group would be the applicant.

The Board referred to three current port-related planning applications at Dublin, Cork and Galway which it has before it under strategic infrastructure. It informed the prospective applicant that each of these has necessitated a further information request by the Board. The Board's representatives said that it would be advisable for the prospective applicant to review each of these further information requests in order to inform its own planning application. The Board outlined some of the main topics which have been addressed in these further information requests such as noise and vibration, seabed morphology, sediment, effects on an SAC and marine life, the nature and timing of mitigation measures, and dredging.

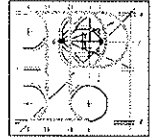
With respect to the issue of dredging, the prospective applicant said that tests in this regard are on-going. It is confident that sediment will be clean and that this will be disposed of at sea as per a dumping-at-sea licence. The prospective applicant also said that discussions have taken place with the EPA since its previous meeting with the Board. The prospective applicant was advised that this would need consideration in the EIS accompanying the planning application.

In respect of an oral hearing, the Board pointed out that an oral hearing is not held in every single case; this is entirely at the discretion of the Board. The Board also has discretion to hold a limited agenda oral hearing.

Conclusion:

The Board asked the prospective applicant what timeline it currently envisages in respect of the making of a formal planning application. The prospective applicant indicated it hopes to lodge by the end of September, 2014.

In respect of the diaspora centre competition, the Board said it would be important to have clarity in this regard (i.e. what use the existing terminal building will be put to) and that it must be made clear as to exactly what development the prospective applicant is seeking permission for in its application.



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It was agreed that the onus is on the prospective applicant to request a further meeting following its scheduled meeting with the local authority. This may be a final meeting and application procedures would be given by the Board at this time. Following this, it would be a matter for the prospective applicant to request (in writing) closure of the pre-application process. The Board's reporting inspector will then complete his report and recommendation to the Board. The Board will then issue its formal SID determination and a list of prescribed bodies can also be provided at this time.

The meeting concluded at 12.10p.m.

Philip Green
Assistant Director of Planning

