

An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301680-18

Proposed Development: 354 no. residential units (347 no. apartments and 7 no. houses), crèche, café and associated site works.
Griffith Avenue, Marino, Dublin 9.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outline the design rationale for the proposed building heights having regard to inter alia, National policy and Local planning objectives concerning building height, and the site's context and locational attributes. In this regard an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines

consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, is required.

2. An Architectural Heritage Report that responds to the issues raised in the report from the Development Applications Unit (DAU) of the Department of Culture, Heritage and the Gaeltacht dated 16th July 2018 (copy attached). It should be noted that An Bord Pleanála received the said report from the DAU after the holding of the Consultation Meeting of the 2nd July 2018. Irrespective of the final design proposed having regard to, inter alia, the report of the DAU, the architectural heritage report should also be accompanied by photomontages of the proposed development and should outline the design rationale for the proposed building heights, scale and massing. Photomontage images from a number of key locations to the development site, in particular from various vantage points along Griffith Avenue and from within the Marino Institute lands should be provided.
3. Revised Traffic and Transport Assessment that takes into account the proposed development and access arrangements to the Marino Institute of Education and sufficiently detailed information regarding the proposed childcare facility.
4. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of future residents in relation to daylighting, overshadowing and overlooking. Specific attention should be paid to the separation distances between opposing blocks and the impact upon privacy and overlooking. Section 3.0 *Apartment Design Standards* of the Sustainable Urban Housing: Design Standards for New Apartments 2018, provides guidance in respect to these issues.
5. Details of tree protection measures during construction, specifically with regard to trees in the public domain along Griffith Avenue.
6. A phasing plan for the proposed development, including the delivery of key infrastructure such as wastewater and surface water services.
7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
8. Details of all materials proposed for the proposed buildings, open spaces, paved areas, boundary and any retaining walls or terraces.
9. A construction and demolition waste management plan should be provided.
10. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). Details may include information on the provision of shared residential

amenity spaces and their management, maintenance of public open space as well as other communal elements of the development.

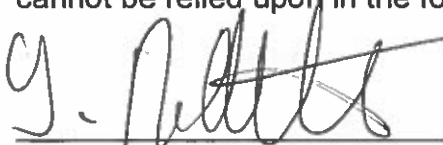
11. Sufficiently detailed information and relevant consents as necessary with regard to the proposed installation of piped water services (foul and surface water).
12. An Archaeological Assessment Report should be submitted.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- Irish Water
- Department of Culture, Heritage and the Gaeltacht (Newtown Road, Wexford)
- Transport Infrastructure Ireland
- National Transport Authority
- Heritage Council
- An Chomhairle Ealaíon
- Fáilte Ireland
- An Taisce-the National Trust for Ireland
- Dublin City Council Childcare Committee

Please note:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.



Tom Rabbette
Assistant Director of Planning
20th July 2018

