



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301715-18

Proposed Development: Demolition of existing house and outbuildings. Construction of 341 no. residential units, crèche and associated site works. Glencairn House lands (Glencairn House and associated buildings/ structures are identified as protected structures), Murphystown Way, Dublin 18.

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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Architectural and Archaeological Heritage

Further consideration of the documents as they relate to the architectural and archaeological heritage of the site; the prospective applicant should satisfy themselves that the proposed relocation of the entrance portal associated with Glencairn House (a Protected Structure) is the optimal architectural heritage and landscape design solution for this landmark structure. In this regard, the proposed development shall be accompanied by an architectural heritage report

and accompanying drawings that outlines the design rationale and architectural heritage considerations for the proposed portal removal and relocation having regard to inter alia, National and Local planning policy, the Architectural Heritage Protection - Guidelines for Planning Authorities and the Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999, the site's context and locational attributes.

Furthermore, landscape and architectural drawings shall adequately detail the proposed works concerning all architecturally and archaeologically sensitive features. In the context of the information required above, a detailed photomontage report and any other suitable report that includes sufficient detail of the proposal in terms of the architectural and archaeological heritage of the site should be prepared. Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

2. Access, Site Permeability and Connections

Further consideration of the documents as they relate to vehicular access and specifically pedestrian and cyclist permeability onto and through the site. Attention is drawn to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') insofar as maximum permeability for pedestrians and cyclists should be considered as a starting point to the design process and the achievement of a compact urban structure.

In addition, the Transport and Transportation Assessment and other documentation related to traffic and transportation shall respond to the comments raised by both the National Transport Authority and Transport Infrastructure Ireland in the responses received by the Board which are attached. In this regard, the applicant should prepare a site layout that shows footpaths/cycleways/roads up to and flush with site boundaries. A layout that details, if any, areas to be taken in charge by the planning authority. Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

3. Surface Water Management and Flooding

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report received by the Board on 22 June 2018 and contained in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the

requirements of 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the prominent location along the Luas Green Line and the proximity of a protected structure – Glencairn House and recorded monument – Murphystown Castle.
2. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). In addition, the applicant shall ensure that advice provided by the guidelines in relation to the development management process (section 6.0) is followed.
3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically how the development will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units and adjoining Luas Line. Details in relation to noise impact and mitigation for same shall also be included. Attention is also drawn to the residential amenity associated with one-bedroom corner units in terms of access to daylight and sunlight.

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
- National Transport Authority
- Transport Infrastructure Ireland
- Department of Culture, Heritage and the Gaeltacht (Development Applications Unit, Wexford)
- An Taisce – the National Trust for Ireland

- The Heritage Council
- Fáilte Ireland
- The Arts Council (An Chomhairle Ealaíonn)
- Luas Operator – Transdev Ireland
- Córas Iompair Éireann
- Commission for Railway Regulation
- Dún Laoghaire Rathdown County 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
July, 2018