



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-302164-18

Proposed Development: 261 no. student accommodation bed spaces in 2 no. blocks and all associated site works.

Nolan Seafoods Ltd, Rathdown Road, Dublin 7.

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. Further consideration/amendment of the documents as they relate to the scale and design of the development. A justification of the proposals in this regard should be provided that refers to the objectives in national and local planning policy to secure a sufficient quantum of development on brownfield sites in urban areas served by high capacity public transport corridors, as well as to the existing context of the site. Consideration should also be given to the possibility that the new guidelines on building heights would be material to a decision on the application having regard to the recently issued draft guidelines on the topic, and to the provision of supervision of the private lane

to the west of the site from circulation spaces at ground floor level within the development.

2. Further consideration/amendment of the documents as they relate to stormwater drainage of the site, having regard to the extension of the surface water sewer serving the area and the need to provide appropriate attenuation/SuDS measures to serve the development.
3. Further consideration/amendments of the documents as they relate to access to the site, including the provision access to and from the adjoining site to the north and the possibility of more direct access to the Luas stop, improvements to the access from Rathdown Road that has been taken in charge by the council, adequate storage and parking for bicycles, as well as appropriate management measures and physical facilities to accommodate vehicles accessing the site for deliveries and for drop-offs and collections by students beginning and ending their occupation of the proposed units.

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. An environmental management plan for demolition and construction.
2. A management plan for the proposed development including details of its use outside of term time.
3. A schedule indicating compliance with the development management standards for student accommodation set out in 16.10.7 of the Dublin City Development Plan 2016-2022, as well as a statement of evidence that there is not an over-concentration of student accommodation in the area including a map showing all such accommodation within 0.25km of the site as is required by that section of the development plan.
4. A daylight and sunlight analysis demonstrating the impact of the proposed development on neighbouring properties and the level of light available within it.
5. Photomontages of the proposed development showing its appearance from public streets around the site and to those using the Luas stop and trams.
6. Details of water supply, foul drainage and refuse management.

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:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland

Tom Rabbette
Assistant Director of Planning
September, 2018