



An
Bord
Pleanála

**Case Reference:
ABP-302291-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 232 no. bed spaces, 32 no. build to rent apartments, 2 no. commercial/retail units and associated works.

Lands bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8.

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. Development Standards to include design, layout and access to amenities
Further consideration/clarification of the documents as they relate to the site's context in particularly, the relationship of this site with the adjoining student accommodation development to the east. Further consideration of the elevational treatments and how the proposed design contributes and enhances the overall streetscape of Mill Street and Sweeney Terrace having regard to the guiding

principles contained in Chapter 15 of the Dublin City Development Plan 2016-2022 and the overarching objectives of the Liberties Local Area Plan.

Consideration should also be given to the provision of facilities and amenities to serve both the student accommodation and the build-to-rent accommodation having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2018 including the specific planning policy requirements in respect of Build to Rent development and the provisions of the Dublin City Development Plan in respect of student accommodation. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

2. Water infrastructure constraints

Consideration /clarification of the documents as they relate to the requirement for the upgrade works to the water network as outlined in the letter from Irish Water.

3. Impact on existing Residential Amenity

Further consideration of documents as they relate to the potential for overlooking and/or overshadowing of existing residential properties along Sweeney Terrace. The further consideration of this issue 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. Photomontage images and cross-sections at appropriate intervals to illustrate the visual impact on the protected structure at No. 10 Mill Street and the adjoining arch, changes in levels on site, the creation of new public realm areas and the relationship of the proposed development with the existing adjoining student development.

2. A site-specific flood risk assessment that adequately addresses the potential for displaced waters as a result of the proposed development. 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 Guidelines' (including the associated 'Technical Appendices'). The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.
3. A site layout plan indicating the full extent of any existing and/or proposed way leaves within the site.
4. A site layout plan indicating how access is currently provided and will be provided, if relevant, to the existing structure to the rear of the terraced residential units on Sweeney Terrace.
5. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted. A cross section to the Poddle River indicating any changes to levels at this location should be submitted.
6. Details in respect of the proposed commercial units including inter alia, the access arrangements for servicing units.
7. Relevant consents to carry out works on lands which are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

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. The Heritage Council
3. Department of Culture, Heritage and the Gaeltacht
4. An Taisce – the National Trust of Ireland
5. An Chomhairle Ealaíon
6. Fáilte Ireland
5. Inland Fisheries Ireland

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