



An
Bord
Pleanála

**Case Reference:
ABP-302698-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 299 no. apartments, childcare facility, Café, class, gym, 26 no. car parking spaces and 360 no. bicycle spaces.
Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin,
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 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. Design and Scale of Development

Further consideration of the documents as they relate to the design and scale of the proposed development with regard to national and local planning policy, in particular the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the updated 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities', the draft

‘Urban Developments and Building Heights Guidelines for Planning Authorities’, the National Planning Framework and the relevant provisions of the Dublin City Development Plan 2016-2022. The prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the elevational treatments and proposed materials. The proposed development shall have regard to the site’s context and locational attributes including the adjacent protected structure and residential conservation area. 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 may be considered to materially contravene the said plan, if applicable, is required.

2. Residential Amenity of Development

Further consideration of the documents as they relate to the residential amenity of the proposed development. This consideration and justification should have regard to, inter alia, national and local planning policy, in particular the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ and the updated ‘Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities’. The applicant should consider in particular the provision of single aspect apartments and the availability of daylight / sunlight within the units; the provision of quality, useable public open space within the scheme; the design and layout of ground floor accesses and internal circulation areas and the interaction with the other proposed land uses, i.e. childcare facility, office use and café, and with ancillary services. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Impacts on the Development Potential of the Adjoining Site to the North

Further consideration of the documents as they relate to potential impacts on the development potential of the adjoining site to the north. This consideration and

justification should have regard to, inter alia, the close proximity of the proposed development to the shared boundary (within 1.7m) and the height of the proposed blocks B, C, D and E against the shared boundary. While the masterplan strategy for the development of the subject site and the adjoining site is noted, it is further noted that the 2015 Phibsborough LAP was never adopted and therefore has no statutory status. Further consideration of these issues may require an amendment to the documents and/or design proposals 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:

1. Photomontages, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential visual impacts on the adjoining residential conservation area and on the setting of the adjacent protected structure, to include views from the wider area including Iona Road and Botanic Road.
2. Topographical survey of the development site.
3. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
4. Rationale for the proposed car parking provision with regard to Dublin City Development Plan 2016-2022 Table 16.1 car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) in

relation to infill sites in urban areas, to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and specific provision for the proposed car club spaces.

5. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas and on the adjoining site to the north.
6. Heritage assessment to consider impacts on the adjacent protected structure and residential conservation area.
7. An Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the National Monuments Service which is attached and which includes consideration of potential archaeological impacts of the construction of basement car parks.
8. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
9. AA screening report.

The information referred to in article 299B(1)(b)(ii)(II) and 299B(1)(c) [if applicable] of the Planning and Development Regulations 2001-2018 in a standalone document.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. An Chomhairle Ealaíon

5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
9. Dublin City 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
November, 2018