



An
Bord
Pleanála

Case Reference: ABP-302993-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-302993-18

Proposed Development: Construction of 123 no. build-to-rent apartments, including ancillary resident support facilities, services and amenities, car parking, plant, bicycle and bin storage and all associated site development and infrastructural works.

Clarehall, Malahide Road, Dublin 17.

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. A detailed visual impact assessment that comprises a photomontage report with key viewpoints from locations in the vicinity of the site. An accompanying architectural report should outline the design rationale for the proposed building height, scale and massing in light of the recently published 'Urban Development and Building Height' 2018.

2. Appropriately scaled drawings that show how the development integrates with the existing footpath and road infrastructure. Detailed public realm proposals should be prepared that extend to and if possible, include the footpath and road. Public realm improvements should place pedestrian and cyclist movement at the centre of any design strategy. The preparation of a public realm design report, should be prepared in compliance with the guidance provided by the Design Manual for Urban Roads and Streets, that recognises the importance of assigning higher priority to pedestrians and cyclists, without unduly compromising vehicle movement.
3. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018)
4. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours 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 and in adjacent properties.
5. Construction and Demolition Waste Management Plan.
6. A pedestrian permeability report that analyses the potential for pedestrian and cyclist connectivity to and through the site and the reasons and rationale for the finalised scheme.
7. A mobility management strategy and transportation management plan that shall be sufficient to justify the amount of parking proposed for cars and bicycles and provide a strategy for encouraging use of sustainable forms of transport.
8. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including the specific planning policy requirements in respect of Build to Rent developments.

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. Transport Infrastructure Ireland
3. NTA
4. Irish Aviation Authority
5. Dublin Airport Authority
6. Dublin City Childcare Committee

Assistant Director of Planning
, 2019