



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303262-18

Proposed Development: 503 no. apartments (97 no. residential, 406 no. build to rent), creche and associated site works.

Plots 4, 5 and 14. Clongriffin, Dublin 13.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the proposed design of Block 14 provides the optimal architectural solution for this focal junction along Main Street and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed design strategy having regard to inter alia, National and Local planning policy, the sites context and locational attributes.

2. A report which examines and provides a justification for the scale of the proposed build to rent tenure provision within the proposed development having regard to the creation of sustainable neighbourhoods within the context of the Clongriffin area. The report should also examine the provision, both qualitative and quantitative, of residential support amenity areas, within the overall scheme and on a block by block basis, having regard to both Section 5 (sections 5.1-5.12) and SPPR 7 & SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018.
3. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of balconies/privacy screening, shopfronts, landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps and podiums should also be addressed. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development within the proposed character areas and having particular cognisance of the requirement to avoid blank facades. The documents should also have regard to the long term management and maintenance of the proposed development.
4. A traffic and transport assessment and mobility management framework, including provision for shared mobility, for the proposed development which should have regard to existing public transport which serves the area.
5. A detailed car parking strategy and rationale which outlines in particular measures to direct car users within the scheme to available car parking spaces.
6. A public realm and permeability strategy which addresses in particular the treatment of Market Street with particular regard to segregating vulnerable users from vehicular traffic where feasible and if justification exists for crossing points that pedestrians and cyclists are prioritised.
7. Details regarding the impact on the communal open spaces from the requirement to provide ventilation for car park areas below ground floor level.
8. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and of adjoining properties. This report should detail screening proposals for proposed units and

measures to address units which adjoin the public realm or communal spaces in particular.

9. A comprehensive daylight and sunlight analysis addressing existing units, proposed units and open spaces. A comprehensive justification is required for any proposed north facing single aspect units.
10. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).
11. Full and complete drawings including levels and cross sections showing the relationship between the proposed development blocks and adjacent existing residential units and adjoining public pathways/spaces.
12. Provision of additional CGI's within the proposed development.
13. A site layout that details any areas to be taken in charge by the local authority.
14. A Phasing Plan which includes the delivery of the town centre and in particular the Blocks in the vicinity of Main Street in an early phase of the proposed development.

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. National Transport Authority
2. Transport Infrastructure Ireland
3. Irish Aviation Authority
4. Dublin Airport Authority
5. Minister for Culture, Heritage and the Gaeltacht
6. Heritage Council
7. An Taisce — the National Trust for Ireland
8. Irish Water
9. Dublin City Childcare Committee

Assistant Director of Planning
, 2019