



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-303265-18**

**Proposed Development: Demolition of all structures on site, construction of 560 no. apartments and associated site works.**

**1-4 East Road, Dublin 3.**

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. Rationale for proposed building height with regard to the criteria provided in section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities.
2. Proposals to address the development plan requirement that a minimum of 5% of space in the Docklands SDRA area is to be used for social, cultural, creative and artistic purposes with the location of same clearly indicated on the submitted plans.

3. Photomontages, cross sections, visual impact analysis, shadow analysis, boundary treatment and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area including in particular adjacent residential areas; axiometric views of the scheme and CGIs.
4. 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.
5. Analysis of wind microclimate at ground level.
6. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture where proposed and indicates which areas are to be accessible to the public.
7. Revised roads and vehicular access layout at East Road, to address issues raised in the report of Dublin City Council Transportation Planning Division dated 15<sup>th</sup> January 2019.
8. Rationale for proposed car parking provision, to include details of car parking management and car share scheme.
9. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
10. Surface water drainage proposals to address issues raised in the report of the Engineering Department – Drainage Division of Dublin City Council dated 21<sup>st</sup> January 2018.
11. Site Specific Flood Risk Assessment, based on a one year high tide event during 100-year rainfall event and showing the impact of 20% climate change as per the 'Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment', to consider downstream / displacement impacts as a result of the proposed development.
12. A noise report, which addresses the potential noise impact from the adjoining railway line and clearly outlines proposed noise mitigation measures, if so required.

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. National Transport Authority
4. Dublin City Childcare Committee
5. Córas Iompair Éireann
6. Commission for Railway Regulation
7. Iarnród Éireann

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Assistant Director of Planning  
, 2019