



An
Bord
Pleanála

**Case Reference:
ABP 303703-19**

**Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion**

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Proposed Development: Proposed strategic housing development, construction of onsite campus student accommodation to provide 1240 bedspaces and associated site works.

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 height strategy for the development provides the optimal architectural solution and sustainable development of the site 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

height and design strategy having regard to inter alia, National and Local planning policy, the sites context and locational attributes.

2. The provision of a shared amenity space within Block V4 and an outline of the existing facilities within the Campus.
3. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same, the treatment of 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 and having particular cognisance of the requirement to avoid blank facades.
4. A detailed car parking strategy which outlines in particular the rationale for the uplift of car parking spaces proposed within the development.
5. A public realm and permeability strategy which addresses in particular the treatment connections within the existing campus and to public open space and future development land adjoining the site. This should include detail in respect of security measures proposed for the development.
6. Details regarding the impact on the communal open spaces from the requirement to provide ventilation for car park areas below ground floor level.
7. 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 development and should incorporate a comprehensive daylight and sunlight analysis addressing existing units, proposed units and open spaces including the Mall. Regard should also be had to the amenity of the ground floor cluster within Block V8.
8. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).
9. A Phasing Plan.

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. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water

Tom Rabbette

Assistant Director of Planning

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