



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

Case Reference: ABP- 303756-19

Proposed Development: 319 no. student bedspaces with an ancillary cafe.
355 South Circular Road, Dublin 8.

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. Having regard to the zoning of the site and its suitability for development with increased height, the prospective applicant should, notwithstanding that the proposal constitutes a reasonable basis for an application, demonstrate/justify the suitability of the proposed site to accommodate the increased height particularly in the context of the adjoining residential properties and the Strategic Development Regeneration Area.
2. A report that addresses residential amenity (both existing residents of adjoining developments and future occupants of the proposed student accommodation), specifically how the development will limit the potential for

overlooking and overshadowing. This report should also include a sunlight and daylight analysis for both March and December.

3. Proposed boundary treatments should be specified having particular regard to need to protect existing residential amenities of the area.
4. A site layout plan which clearly identifies the full extent of works to the site frontage including provision of footpaths and whether the footpaths are to be taken in charge. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.
5. A construction and demolition waste management plan which should include comprehensive details for the appropriate removal of asbestos materials that may exist on site.
6. Additional drainage details to address matters raised in the planning authority's opinion dated 14th March 2019
7. Details regarding management of set down area to site frontage
8. A site layout plan indicating all areas to be taken in charge and clarity whether the footpath to the site frontage is to be taken in charge.
9. A Student Accommodation Management 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. Irish Water
2. Minister for Culture, Heritage, and the Gaeltacht
3. Heritage Council
4. An Taisce – the National trust for Ireland

Tom Rabbette

Assistant Director of Planning

April, 2019