



An
Bord
Pleanála

**Case Reference:
ABP-304210-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 576 no. residential units (471 no. apartments, 105 no. shared accommodation) and associated site works.

City Block 2, Spencer Dock, Site bounded by Sheriff Street Upper to Wapping Street to the east and a development site to the west (also part of Block 2), Dublin 1.

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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. North Lotts Planning Scheme

Further consideration of documents as they relate to the overall objectives of the North Lotts Planning Scheme and the potential for the proposed development to give rise to 'ad hoc' proposals for increases in height which may undermine the planning scheme provisions particularly in relation to permitted maximum heights. A planning rationale/justification having particular regard to SPPR 3 of the Urban Development

and Building Heights, Guidelines for Planning Authorities, 2018 as to why the proposal would not be considered premature pending the review of the planning scheme in respect of building heights. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Urban Design Response

Further consideration of documents as they relate to the proposed increase in height and urban design response of the proposed blocks in this regard given the provisions of national and local planning policy which set out the need to ensure that development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area. Consideration should also be given to how the proposed development would be consistent with the objective of the planning scheme which seeks to promote sustainable higher densities and quality innovative designs achieving generous standards of residential amenity for residents. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Shared Living Accommodation

Further consideration of documents as they relate to the proposed shared living accommodation format and a planning rationale/justification for such a format including the proposed quantum of two bed units considering the standards for minimum floor areas for apartments set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018. Consideration should also be given to the overall management and operation of the scheme in particular the shared accommodation component with greater clarity regarding the level of support and residential services to be provided and access to such services.

Details as to how the proposal will provide future occupants with the opportunity to experience a shared community environment among residents of the scheme should be submitted. Particular regard should be given to section 5.17 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Flood Risk and Surface water management

Further consideration of documents as they relate to flood risk and surface water management for the development lands. Regard should be given to the requirements of the Local Authority in respect of the site-specific flood risk assessment, incorporation of SUDS measures for the scheme and how the proposed development will cater for tidal locking having particular regard to the comments raised in the Water Services report submitted with the Planning Authority's report dated 7th May 2019. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous lands/developments including extant permission not yet constructed.
2. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
3. A site layout plan which clearly identifies the full extent of areas 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.
4. A Building Life Cycle report as per section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018

5. Details to address concerns raised by the Parks and Landscape Services Department as set out in their report 8th May 2019.
6. Information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted).
7. Details of any measures required to prevent interference with aviation.

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
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Irish Aviation Authority

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

June, 2019