



An
Bord
Pleanála

Case Reference:
ABP-304248-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 697 no. Build to Rent apartments, retail at ground floor and associated site works.

Connolly Station Car Park, Sheriff Street Lower, 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.

Compliance with SHD legislation

The applicant should satisfy themselves (and demonstrate to the Board at application stage) that the proposed development can be considered under the provisions of the SHD legislation noting inter alia the definition of other uses sets out in Section 3 (ii) (l) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and specifically that a maximum of 4,500 sq. metres gross floor spaces for such other uses may be provided for in any development noting. This

should be considered in the context of the proposal to include the car park at basement level that provides for car parking and floorspace not specifically related to the SHD development.

Development Strategy

Further consideration and/or justification of the documents as they relate to:

- The height strategy and design approach, particularly the bulk, scale and massing of the 22 storey tower and the need to ensure that the design of the tower and other buildings are exemplar and provides the optimal architectural solution for this strategic site.
- The treatment, aesthetic design, articulation and animation of the façades and the need to avoid monotonous elevations.
- The provision of appropriate connections and pedestrian permeability through the site, particularly to Connolly Station.
- Design and treatment of public open spaces to ensure that they are appropriate to the future residential community.
- The high concentration of 1 bed and studio units in the context of the zoning of the site, the need to promote the optimal supply of apartments for a range of needs and aspirations and the need to create long term sustainable communities.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Residential Support Facilities and Residents Services and Amenities

Further consideration and/or justification of the documents as they relate to future residential amenities, having particular regard to the quality, nature, quantum, size, distribution and compatibility of residential support/communal facilities and their location within the overall development. Particular regard should be had to Part (b) of SPPR7 of the Sustainable Urban Housing, Design Standards for New Apartments 2018 and the need to provide an evidence based assessment regarding the residential services and amenities to be provided. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Residential Amenity

Further consideration and/or justification of the documents as they relate to the provision of private amenity space associated with individual units having regard to the provisions of SPPR8 which states that flexibility shall apply in relation to the provision of a proportion of private amenity space. Further consideration is also required regarding the extent of single aspect units with the scheme and the amenities for future occupants in terms of adequate sunlight and daylight. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted at application stage.

Car Parking

Further consideration and/or justification of the documents as they relate to the proposed car parking strategy for the proposed development, having particular regard to the quantum of residential parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking and visitor parking.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. The proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed building height and scale, having regard to inter alia, National and Local planning policy, the site's context and locational attributes. The report should outline the height design rationale in light of the publication of 'Urban Development and Building Height' 2018 and specifically with reference to

Chapter 3 Building Height and the Development Management process, of the guidelines as well as section 16.7 of the Dublin City Development Plan.

2. A report which addresses the provision, both qualitative and quantitative, of resident support facilities and resident service and 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. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' scheme in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted. The plan shall also address the management and maintenance of public spaces and access to the development.
4. 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, shopfronts and commercial units, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps and any podiums as well as the under side of the proposed highline structures 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. The documents should also have regard to the long term management and maintenance of the proposed development.

5. A comprehensive daylight and sunlight analysis addressing existing residential units in proximity to the site and proposed units and open spaces within the development. A comprehensive justification is required for any proposed north facing single aspect units.

6. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build- to-Rent accommodation, and which imposes a requirement that the development remains owned and operated by an institutional entity and that similarly no individual units are sold or rented separately. The proposed agreement shall be suitable to form the basis for an agreement under section 47 of the planning act between the Planning Authority and the owner of the site and it shall bind the owner and any successors in title for a minimum period of at least 15 years.

7. A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.

8. Photomontages, cross sections, axiometric views of the scheme and CGIs. Visual impact analysis (to include views from the wider historic areas of the City including Georgian Core – north and south, Stephen’s Green, Trinity College, College Green) as well views from the wider area including adjacent residential areas to indicate potential impacts on visual and residential amenities. The application should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units and adjoining streets.

9. Childcare demand analysis and likely demand for childcare places resulting from the proposed development, if any.
10. A detailed Phasing Plan.
11. Relevant consents to carry out works on lands which are not included within the red-line boundary.
12. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit. A Mobility 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. National Transport Authority.
2. Transport Infrastructure Ireland.
3. Irish Rail.
4. Commission for Railway Regulation.
5. Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation).
6. Heritage Council (archaeology and architectural heritage and nature conservation).
7. An Taisce — the National Trust for Ireland.
8. Failte Ireland.
9. An Comhairle Ealaíon.
10. Irish Water.

11. Dublin City Council Childcare Committee.

12. 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

,2019