



An  
Bord  
Pleanála

**Case reference:  
ABP-305051-19**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: Alterations to a permitted development for replacement of Block E, F and G in lieu of the permitted. The replacement blocks will include 197 no. apartments and increase of 28 on the permitted. St Clares Convent, Harolds Cross Road, Harolds Cross, Dublin 6.**

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. A report or statement that addresses the intended tenure or ownership of the proposed development i.e. 'build-to-rent', owner occupation or for individual lease. In addition to the drawings that detail the proposed amendments to blocks E, F and G, the applicant should detail all other permitted or proposed

development on the site as outlined. For instance, complete drawings should be included that detail blocks A, B, C, D, J1 and J2, as they were previously permitted on the site.

2. A report that addresses the selection rationale for the proposed building finishes and materials, specifically for upper storeys.
3. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of future and existing residents in relation to daylighting, overshadowing and overlooking.
4. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties. Full details of any changes in levels proposed should be provided.
5. A mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles. In addition, the technical details required by the Council's Transportation Planning Division in their report dated 26 August 2019 regarding car/bicycle parking spaces, drop off areas and site traffic management should be addressed.
6. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
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. A report that addresses the surface water management strategy to include an assessment of the extent of green roof incorporation if any and details of sustainable drainage systems in the management of stormwater.

9. A building life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2018), consideration should also be given to the long term maintenance and management of any resident amenities provided.

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. National Transport Authority
3. Department of Culture, Heritage and the Gaeltacht
4. An Taisce
5. Heritage Council
6. An Chomhairle Ealaíon
7. Fáilte Ireland
8. Dublin City Childcare Committee

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