



An
Bord
Pleanála

**Case Reference:
ABP-305519-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of all existing structures on site, construction of 309 no. student bedspace accommodation, 1 no. retail unit and associated site works.

Prussia Street, Dublin 7.

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. Potential Impacts on Residential and Visual Amenities

Further consideration/justification of the documents as they relate to potential impacts on residential and visual amenities at St. Joseph's Place, No. 29 Prussia Street and other adjacent residential properties to include:

- Detailed sections and elevations

- Photomontages
- Assessment of overshadowing and impacts on natural daylight in adjacent habitable rooms and private amenity areas having regard to BRE guidance.
- The proposed development is to be designed to avoid direct overlooking of adjacent residential properties.
- The above issues are to be considered in the light of potential cumulative impacts along with the adjoining student accommodation and mixed use development permitted at the Park Shopping Centre under Reg. Ref. 2038/17 and the consented layouts within the TUD Grangegorman Campus SDZ planning scheme.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Frontage and Interaction with the Public Realm at Prussia Street

Further consideration/justification of the documents as they relate to the development frontage to Prussia Street to address the following issues:

- Delivery of a façade that has due regard to the historic context in a Conservation Area and the setting of the adjoining protected structure at No. 29 Prussia Street, with a high quality of design and finish, to include consideration of the building lines and setbacks at this location.
- Provision of a positive contribution to the public realm at street level that addresses issues raised by Dublin City Council Transportation Planning Division in their report on file dated 21st October 2019, including consideration of the status of Prussia Street as a potential Bus Connects spine route and the need to provide safe access for deliveries serving the commercial unit and maintenance of the student accommodation. In addition, the applicant is to address the issue of overhanging of the public footpath, if occurring, and the need for a Letter of Consent, as identified by Dublin City Council Transportation Planning Division.

- Provision of a footpath with adequate width. Location of proposed substation and servicing bay such that they do not impact on pedestrian movements or the presentation of an active frontage to the street.
- Provision of an active frontage at street level and a legible interface between the proposed commercial unit, the entrance to the student accommodation and the new pedestrian / cycle connection between Prussia Street and the TUD Grangegorman campus.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

3. Interface with TUD Grangegorman Campus

Further consideration/justification of the documents as they relate to the interface between the eastern side of the proposed development and the TUD Grangegorman campus to address the following:

- Provision of an attractive façade to the campus with a high quality of design and finish.
- Achievement of a seamless connection between Prussia Street, the public realm within the proposed development and the campus with details of any relevant security provisions / gates at either the Prussia Street or TUD Grangegorman campus entrances. Clarification of the exact extent of works to be carried out by the applicant, including any works on lands not within the applicant's ownership.
- Details of the interaction with the adjacent public realm within the campus, to include pedestrian circulation and public open space areas, also details of any consultations with the Grangegorman Development Agency and integration with the permitted Grangegorman SDZ planning scheme. Clarification as to who is to carry out works on the campus side of the boundary wall that are required to facilitate development.
- Assessment of visual impacts on the campus to include existing / permitted structures within the campus in the vicinity of the development.

- Consideration of potential impacts on the development potential of adjacent lands within the TUD Grangegorman campus.
- Further consideration of the extent of the campus boundary wall to be removed in view of its status as a protected structure and the requirement to retain as much historic fabric as possible while also addressing the need to provide an access of adequate scale to accommodate the projected volume of pedestrian and cycle movements between the campus, the proposed development and Prussia Street. The consideration should include assessment of cumulative impacts associated with the removal of historic fabric associated with other permitted new openings in the boundary wall.
- Provision of signage and wayfinding at the campus access.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed 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. Photomontages, cross sections and Visual Impact Assessment to include views from Prussia Street, St. Joseph's Place and the TUD Grangegorman campus.
2. Student accommodation report to address the pattern and distribution of student accommodation in the locality including a map showing all such facilities within a 1km radius of the site.
3. Housing Quality Assessment to address the standards for student accommodation set out in section 16.10 of the Dublin City Development Plan 2016-2022.

4. Student Accommodation Management plan to provide details of the ongoing management of the proposed student accommodation, including any use of the facility as tourist accommodation outside of term times.
5. Operations Plan to address vehicular movements associated with servicing (including servicing of the substation), deliveries, maintenance, refuse collection and student resident drop offs.
6. Architectural Heritage Impact Assessment setting out the historical and architectural significance of the adjoining protected structure at No. 29 Prussia Street, to include contiguous elevations and sections. The assessment should also address the historic Grangegorman site, including boundary wall protected structure, and the historic context of the village of Stoneybatter and associated Conservation Area along this stretch of Prussia Street. The AHIA should assess the impact of the proposed development on this existing architectural heritage.
7. Archaeological Impact Assessment
8. Rationale for proposed building height to address policy on building height set out in section 16.7 of the Dublin City Development Plan 2016-2022, also the Urban Development and Building Height Guidelines for Planning Authorities.
9. Traffic Impact Assessment, a preliminary Construction Traffic Management Plan and a Mobility Management Plan. Rationale for the quantum and design of proposed cycle parking.
10. AA screening report to consider all designated sites within 15 km of the proposed development.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport 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

November, 2019