



An
Bord
Pleanála

**Case Reference:
ABP-305551-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing industrial/commercial units on site and construction of 337 no. residential apartment units and associated site works. 128-130 Docklands Innovation Park, East Wall Road, Dublin 3.

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. Proposals for an appropriate and aesthetically acceptable treatment for large areas of blank gables. Whilst it is noted that such large expanses of blank gable may be due to the future development potential of adjacent sites, the blank gables as they are currently represented could be improved and drawings should adequately detail this.

2. Photomontages, cross sections, visual impact analysis, shadow analysis, boundary treatment and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area including in particular adjacent residential areas (planned and existing); axonometric views of the scheme and CGIs are recommended. Specifically, enlarged cross sections to illustrate level changes and the interface between buildings, ground levels and public spaces should be illustrated.
3. A study or report describing the existing mix and composition of land uses on and in the vicinity of the site in the context of the current Z14 zoning objective for the area.
4. Daylight/Sunlight analysis to an appropriate scale, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas and other sensitive receptors.
5. Analysis of the wind microclimate at ground level with reference to pedestrian occupation and usability of new public spaces in the context of the scale of buildings proposed.
6. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture where proposed and indicates which areas are to be accessible to the public. The landscaping plan should critically assess the best and most appropriate way to incorporate underground car parking ventilation structures.
7. Given the city centre location and availability of public transport, a rationale for the proposed car parking provision should be prepared, to include details of car parking management and car share schemes.

8. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
9. Surface water drainage proposals to address issues raised in the report of the Engineering Department – Drainage Division of Dublin City Council dated 24 October 2019, with specific reference to a surface water sewer that runs through the site.
10. Site Specific Flood Risk Assessment, to address details that concern vulnerable development, flood zone A/B and finished floor levels set at 4m OD, raised in the report of the Engineering Department – Drainage Division of Dublin City Council dated 24 October 2019. Reference should be made to the ‘Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment’, and to consider downstream / displacement impacts as a result 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. **Irish Water**
2. **Transport Infrastructure Ireland**
3. **National Transport Authority**
4. **Dublin City Childcare Committee**
5. **Department of Culture, Heritage and the Gaeltacht**
6. **An Taisce – the National Trust for Ireland**
7. **The Heritage Council**

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