



An  
Bord  
Pleanála

## Case Reference ABP- 305595-19

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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: 125 no. Build to Rent apartments and associated site works. Lands at Bonnington Hotel, Swords Road, Whitehall, Dublin 9.**

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 housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment and/or the statement of consistency should also explain and set how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements in particular those relating to build-to-rent schemes, to 3-person 2-bedroom apartments and to the privacy required for ground floor apartments and their private open space. A building lifecycle report for the proposed

apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

2. A site layout plan showing the proposed development in the context of existing, permitted and planned development on adjoining sites. The plan should also show pedestrian links through the site and towards the Swords Road. Details should be provided of the width and extent of footpaths and any gaps across junctions and parking areas, and of any proposals to address the hostile pedestrian environment between the site and the Swords Road or to facilitate links from lands along the Grace Park Road to the Swords Road.
3. An assessment of the proposed development in relation to the structural stability of the Port Tunnel in accordance with appendix 6 of the Dublin City Development Plan 2016-2022.
4. An archaeological impact assessment which has due regard to the previous institutional uses on the site and adjoining land.
5. An daylight/sunlight analysis describing the light that would be available to the apartments and open spaces in the proposed development and its impact on the light available to dwellings on adjacent sites.
6. A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR3 of those guidelines.
7. A Site Specific Flood Risk Assessment Report.
8. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
9. A draft construction management plan
10. A draft waste 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. **Irish Water**
2. **Transport Infrastructure Ireland**
3. **National Transport Authority**
4. **The Department of Culture, Heritage and the Gaeltacht**
5. **The Heritage Council**
6. **An Taisce**

**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.

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Rachel Kenny

Director of Planning

December, 2019.