



An  
Bord  
Pleanála

**Case Reference:  
ABP-305781-19**

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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: 204 no. Build to Rent/Shared Living and associated site works.  
348 Harold's Cross Road, Dublin 6W.**

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.

The clear identification on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect having regard to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

## 1. Principle of the Development

The documentation at application stage requires further justification with regards to the proposed shared living accommodation at this location. The documentation should address, inter alia, the location with respect to: distance to city centre; distance to areas of employment; available accommodation in the area, and public transport options. The documentation should respond to the concerns raised by the planning authority in their opinion dated 22<sup>nd</sup> November 2019. The justification should also have regard to, inter alia, locational requirements as referred to in paragraphs 5.18 and 5.19 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (March 2018).

## 2. Development Strategy

- (i) Further consideration and or justification at application stage for urban design rationale such as the scale, height, bulk and mass of the block, in particular the scale and length (79m) along Laundry Lane and its architectural treatment.
- (ii) Justification for treatment of Laundry Lane having regard to the planning authority's comments in their opinion dated 22<sup>nd</sup> November 2019, with specific reference to the provision of a 2m wide footpath and a setback along the laneway.
- (iii) Further consideration and or justification of proximity to, and interface with, the public street and third-party property to the south.

## 3. Residential Amenity

- (i) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the bedroom sizes proposed.
- (ii) Further consideration and / or justification of the documents as they relate to the proportion of single aspect and north facing clusters and daylight and sunlight access.

#### 4. Transportation Strategy

- (i) Further consideration and / or justification of the documents as they relate to a car parking strategy. Justification that the one car club space proposed will facilitate travel demands of future occupants / residents.
- (ii) Further consideration and / or justification of the documents as they relate to the cycle parking, in terms of quantum, location, security and accessibility.
- (iii) Assessment of the potential impact of the proposed development on the existing QBC along Harold's Cross road and any other proposed future upgrade to this corridor.

#### 5. Surface Water Management

- (i) Clarification at application stage regarding drainage infrastructure having regard to issues raised in the planning authority submission dated 22<sup>nd</sup> November 2019.

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 that specifically addresses the proposed materials and finishes of the proposed structure including specific detailing of finishes and boundary treatments. 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 development. Particular regard should also be had to details showing proposals for the treatment of the interface between the proposed buildings, adjoining property and public realm. The documents should also have regard to the long-term management and maintenance of the proposed development.

2. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and adjacent buildings should be submitted.
3. A Shadow Impact Assessment of the proposed development on the wider area.
4. Views / photomontages of the proposed development from along Harold's Cross Road, particularly during winter months.
5. A report on surface water drainage and surface water management strategy.

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. Transport Infrastructure Ireland

**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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Tom Rabbette

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