



An
Bord
Pleanála

**Case Reference:
ABP-305867-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of structures on site, construction of 127 no. apartments, creche and associated site works.

No. 86 and No's. 90-96 Jamestown Road, Inchicore, Dublin 8.

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. Zoning and site context

Further consideration or justification of the documents as they relate to the quantum of residential development proposed at this specific location having regard to the following:

a) The requirements of objective Z10 zoning relating to mix of land uses and the comments of the planning authority on same as outlined in their Opinion submission dated 4th of December 2019.

b) Potential impacts on the residential amenities of the proposed units arising from proximity to, and interface with, existing (and potentially future) adjacent light industrial/warehouse land uses on the Z6 zoned lands. In this regard the further consideration/justification should include, inter alia, a noise impact assessment of potential impacts arising from adjacent uses and include appropriate mitigation measures (if feasible). In addition, the documentation at application stage should include cross-sections of the proposed development relative to existing light industrial/warehouses uses adjacent the site.

c) Potential conflict arising from trip generation associated with existing (and potentially future) adjacent light industrial/warehouse uses, including along the shared access road through the site. In this regard the further consideration/justification should address the following:

(i) A Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Dublin City Council.

(ii) Details relating to the future of the shared access road with neighbouring industrial/warehousing unit and proposals to address potential conflict of vehicular and pedestrian movements.

(iii) A Carparking Strategy and Mobility Management Plan.

(iv) A response to the matters raised in the Transportation Planning Division report (dated 3rd of December 2019) as indicated in the Planning Authority's Opinion dated 4th of December 2019.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Design strategy

Further consideration and/or justification of the documents as they relate to the design strategy for the two blocks at application stage. Some of the documentation submitted at pre-application stage suggests the two blocks are to be treated as aesthetically separate entities, while others implied a more

homogeneous approach to the two blocks. The clarification should clearly indicate the palette of materials and finishes to be used on both blocks.

In this regard the further consideration/justification should include, inter alia, a Visual Impact Assessment, this should include long views towards the site from the north, south, east and west. In addition, the documentation at application stage should include Computer Generated Images and cross-sections showing the interface of buildings and streetscapes.

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. Rationale/Justification for the proposed building height with regard to the criteria provided in section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018).
2. 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 should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. A detailed Sunlight and Daylight Impact Assessment.
4. School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

5. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.
6. Address issues raised in the Drainage Department report included in the Planning Authority's Opinion dated the 4th December 2019.
7. Address issues raised in the Irish Water Submission (report dated 12th of December 2019).

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. Dublin Childcare Committee.
3. Córas Iompair Éireann.
4. Transport Infrastructure Ireland.
5. Health & Safety 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
January, 2020