



An  
Bord  
Pleanála

**Case Reference:  
ABP-306158-20**

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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: 999 no. residential units (579 no. Build to Rent apartments, 420 no. Build to Sell apartments), childcare facility and associated site works.**

**City Block 9, North Wall Quay, Dublin 1.**

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. Having regard to the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016, and considering the potential nature and scale of proposed non-residential and ancillary elements of the development, in particular relating to the development at basement level, including the car parking, further consideration and / or justification of the documents as they relate to compliance with the provisions of the 2016 Act should be provided. In

particular, further consideration and / or justification should clearly demonstrate that the proposed development is not dependent on or inclusive of future s.34 development proposals and can be assessed and considered at application stage as a standalone application/development.

2. Further consideration and / or justification of the documents as they relate to consistency with the North Lotts and Grand Canal SDZ Planning Scheme to include compliance with fixed parameters in relation to use mix; block layout and building lines, streets, open spaces, active frontages and building height. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan, other than in relation to the zoning of the land, a statement should be included with the application indicating the objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to the criteria in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.
  
3. Further justification of the documents as they relate to the overall height strategy, including the rationale for providing a cluster of taller buildings of the height proposed on the subject site. The further consideration and / or justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Dublin City Development Plan 2016-2022 (inc. Section 16.7) and the North Lotts and Grand Canal Dock SDZ Planning Scheme, 2014.
  
4. Further consideration and / or justification of the documents as they relate to the amenities for future occupants and users of the development and the amenities of occupants of adjacent developments. The further consideration and / or justification should include a detailed assessment of sunlight and daylight access to the proposed apartments and of impacts on existing developments in the vicinity; a detailed assessment of sunlight and daylight access to streets and

public spaces; and a detailed assessment of micro-climate impacts arising from wind.

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. The drawings, images and assessments at application stage shall address the proposed SHD development as a standalone development on the City Block 9 site. An indicative future Scenario used to show potential cumulative impacts arising from development on the balance of the City Block 9 site should be consistent with the parameters of the approved North Lotts and Grand Canal Dock SDZ Planning Scheme.
2. A Report addressing the capacity of the area to accommodate a development of the scale proposed. The assessment should include an audit of physical and social infrastructure in the area and assesses the capacity of the area to accommodate the proposed development.
3. The documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes, frontages and shopfronts; the treatment of feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the blocks; and detail of the proposed cladding and green wall systems. The documents should have regard to the requirement to provide high quality and sustainable finishes and address the long-term management and maintenance of the development.
4. A schedule of public and communal open space for the overall development and on a block by block basis.

5. Drawings and cross sections showing the relationship between the proposed development and adjacent developments to the west on Castleforbes Street, north on Mayor Street Upper and east on North Wall Avenue / Point Square detailing separation distances, height differences and opposing windows, balconies or external amenity spaces.
6. A micro-climate analysis that addresses the impact of wind.
7. An assessment of potential glint and glare impacts arising from the proposed cladding system.
9. A detailed Phasing Plan.
10. Relevant consents to carry out works on lands which are not included within the red-line boundary.
11. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.
12. An updated Car Parking Strategy that addresses matters raised in the submission of the PA dated 29th June 2020 in relation to the car parking strategy.
13. A site layout plan that distinguishes between the developable area of Block 9 and areas of existing public road and footpaths. Works proposed to the existing public road and footpath should be clearly detailed.

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. National Transport Authority.
2. Transport Infrastructure Ireland.
3. Irish Rail.
4. Commission for Railway Regulation.

4. Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation).
5. Heritage Council (archaeology and architectural heritage and nature conservation).
6. An Taisce — the National Trust for Ireland.
7. Failte Ireland.
8. An Comhairle Ealaíon.
9. Irish Water.
10. Dublin City Council Childcare Committee.
11. Irish Aviation 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.

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Tom Rabbette

Assistant Director of Planning

July, 2020