



An
Bord
Pleanála

**Case Reference:
ABP-306163-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of structures on site, construction of 659 no. apartments and associated site works.

Lands at Castleforbes Business Park, Sheriff Street Upper and East Road, 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. Height

Further consideration and/or justification of the documents as they relate to:

The height strategy and design approach, particularly the scale, architecture and massing of the 20 storey building and the need to ensure that the design of this element of the scheme and other buildings are exemplar and provide the optimal

architectural solution for this site. The application should be accompanied by an architectural and urban design report, drawings, photomontages and CGIS's that fully assesses the visual impact of the development and which outlines the design rationale for the proposed building height and scale, having regard to inter alia, National and Local planning policy, the site's context and locational attributes. The report should outline the height design rationale in light of the publication of 'Urban Development and Building Height Guidelines' 2018 and specifically with reference to Chapter 3 Building Height and the Development Management Process, of the guidelines as well as section 16.7 of the Dublin City Development Plan. Full justification for a building of this scale should be provided having regard to its likely prominence at a city scale as well as the rationale for the development of a landmark building at this location.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Development Strategy

Further consideration and/or justification of the documents as they relate to:

- The treatment, aesthetic design, articulation and animation of the façades.
- Design and treatment of public open spaces to ensure that they are appropriate to the future residential community and have sufficient animation.
- Disposition and proximity of blocks to minimise opportunities for overlooking and overshadowing within the proposed development.
- Interface of the development with the surrounding streets and treatment of the public realm, particularly at key entrances.
- Potential interface with pumping station to the north and bridge connection to Marshall Yard development if feasible.
- Function and use of the tenant amenity space.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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 structures including specific detailing of finishes and frontages including the maintenance of same, shopfronts and commercial units, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps/service areas should also be addressed. 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 overall development. The documents should also have regard to the long-term management and maintenance of the proposed development.
2. A comprehensive daylight and sunlight analysis addressing existing residential units in proximity to the site and proposed units and open spaces within the development. A comprehensive justification is required for any proposed north facing single aspect units.
3. A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.
4. Photomontages, cross sections, axiometric views of the scheme and CGIs. The application should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent streets.
5. Childcare demand analysis and likely demand for childcare places resulting from the proposed development.

6. A detailed Phasing Plan and Taking in Charge drawing.
7. Relevant consents to carry out works on lands which are included within the red-line boundary that are not in the applicant's control.
8. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.
9. A Mobility Management Plan, car parking management strategy and details of proposed servicing arrangements.
10. Outline Construction 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. National Transport Authority.
2. Transport Infrastructure Ireland.
3. Irish Rail.
4. Commission for Railway Regulation.
5. Irish Water.
6. Dublin City Council Childcare Committee.
7. 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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,2020