



An
Bord
Pleanála

**Case Reference:
ABP-306197-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 435 no. apartments, childcare facility and associated site works. Saint Columbans, Hole in the Wall Road, Donaghmede, Dublin 13.

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. Design and Layout of Residential Development

Further consideration or justification of the documents as they relate to the design and layout of the development and to potential impacts on visual and residential amenities, in particular the delivery of high quality façades to the R139 and Hole in the Wall Road, with regard to the prominence of the subject site on the Grange Road Roundabout and its visibility in the wider area. 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. The prospective applicant

should satisfy themselves that the design strategy for the site provides the optimal architectural solution for this location and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. The development should achieve strong frontages to both roads, notwithstanding the presence of an intervening site at Grange Road Roundabout and should provide a positive contribution to the public realm at street level including pedestrian and cycle connections, landscaping and boundary treatments. The applicant should also have regard to the long term management and maintenance of the proposed 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. 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. Architectural report and accompanying drawings which provide details of the proposed materials and finishes to the scheme including the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s.
4. Photomontages, contextual elevations, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area and adjacent residential properties.

5. Cross sections to indicate levels of adjacent public roads and residential properties, access roads and open spaces within the proposed development and the basement / undercroft car park.
6. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas.
7. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).
8. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, to include consideration of the frontages of the scheme to the R139 and Hole in the Wall Road. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
9. Rationale for proposed play area provision with regard to relevant development plan policy.
10. Tree Survey, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site.
11. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
12. Address issues raised in the report of Dublin City Council Drainage Division included in the Planning Authority's Opinion dated the 23rd January 2020.
13. Address issues raised in the report of Dublin City Council Transportation Planning Division dated 17th January 2020.
14. Car parking quantum, rationale and details of parking management, including parking for crèche staff. Details of cycle parking provision at basement / undercroft and surface levels. The strategy shall also include details of any areas which are applicable for car club facilities and details for electric vehicle charging.

15. Cycling strategy in any traffic impact assessment, detailing the appropriate provision of bicycle parking in line with national and/or local standards and include details of all surface parking ensuring appropriate longevity and shelter.
16. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
17. Archaeological Impact Assessment.
18. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. **Dublin Childcare Committee**
5. **Minister for Culture, Heritage and the Gaeltacht**
6. **Heritage Council**
7. **An Taisce — the National Trust for Ireland**
8. **Irish Aviation Authority and Department of Defence**
9. **Dublin Airport 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

February, 2020