



An
Bord
Pleanála

**Case Reference:
ABP-306203-19**

Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion

Proposed Development: 415 no. Build to Rent apartments with all associated site and development works.

Site formerly known as the IDA Ireland Small Business Centre/Newmarket Industrial Estate bounded by Newmarket, Brabazon Place, St. Luke's Avenue and Newmarket Street, Newmarket, 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. Further consideration and/or justification of documents as they relate to the compliance with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018)

and the provision of appropriate residential amenity, having regard to, but not limited to the following;

- SPPR 4 and the provision of dual aspect units within the scheme,
- SPPR 7 & 8 and the submission of a schedule of accommodation which details the shortfall in private amenity and storage facilities proposed and those compensatory residential support facilities and amenity areas.

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 detailed phasing plan for the proposed development taking into consideration the remaining site, within the applicant ownership to the south west of the site, and the delivery of the new public street in the centre of the site.
2. Additional CGIs/visualisations/3D modelling and cross section drawings showing the proposed treatment of the new public street through the site and the proposed development relative to existing and proposed developments in the vicinity, including justification for an increase height at this location relative to the surrounding area.
3. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
4. A site-specific Management Plan which includes details on management of all communal areas and the public plaza.
5. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

6. Submission of an Archaeological Impact Assessment and Conservation Impact Assessment, having regard to the location of the site within a zoned of archeologically interest and the Newmarket conservation area.
7. The submission of Operational Service Management Plan, Mobility Management Plan and Construction Management Plan.
8. 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. Transport Infrastructure Ireland.
2. Irish Water.
3. Commission for Energy Regulation.
4. Minister for Culture, Heritage and the Gaeltacht (archaeology & conservation)
5. An Taisce- The National Trust for Ireland.
6. The Heritage Council.

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

,2020