



An  
Bord  
Pleanála

**Case Reference:  
ABP-306507-20**

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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: Demolition of existing structures, construction of 312 no. Build to Rent Shared Living units and associated site works.  
The Old Glass Factory to the rear of Nos. 113-117 Cork Street and Nos. 118-122 Cork Street, Cork Street, 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.

**Z6 Zoning**

1. Further Justification/ consideration of the documents as they relate to provision of an entirely residential proposal having regard to compliance with the Z6 zoning *'To provide for the creation and protection of enterprise and*

*facilitate opportunities for employment creation*', to the north of the site and at the rear of 109-114 Cork Street. In this regard integration of other lands uses are necessary in order to comply with the specific objective in the Dublin City Council Development Plan 2016-2022 which states that residential is open for consideration on lands zoned Z6 but is seen as subsidiary to the primary use as employment zones.

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 addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing and overbearing. The report shall include full and complete drawings illustrating daylight and sunlight analysis for existing and proposed apartments and all open space areas
2. A detailed schedule of accommodation which indicates consistency with relevant standards in SSPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report which addresses the use of compensatory communal residential support facilities and amenities for any proposed non-compliance with Table 5a and 5b.
3. Additional CGIs/visualisations/3D modelling and cross section drawings showing 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.
4. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas.

5. An updated Flood Risk Assessment including any updated modelling or flood alleviation measures currently underway or proposed to the River Poddle.

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. National Transport Authority
3. Irish Water
4. Minister for Culture, Heritage and the Gaeltacht (archaeology)
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

18/03/2020

