



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-306540-20**

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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: Amendments to previously permitted development Reg.Ref:3665/15 (PL29N.246124) as amended by Reg.Refs: 4267/17, 2133/18 and 4306/18. Construction of 233 no. apartments, creche and associated site works. Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin 9.**

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 Strategy**

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

- The design response of Block A fronting onto the Botanic Road particularly in the context of the location of this block adjacent to a protected structure. Further justification is required to demonstrate that the architectural approach is the



optimal solution for the site particularly in terms of the scale, massing and treatment of the upper floors of this block.

- Further justification is required to demonstrate that the elevational treatment of all blocks is of the highest quality with appropriate articulation, materiality and patterns of fenestration.
- The quality of the proposed open spaces and public realm particularly in terms of wind tunnel effects and the standard of amenity. It should be demonstrated how appropriate mitigation measures can be incorporated in the landscape strategy to ensure that appropriate sitting conditions are provided for within public and communal open spaces and that these spaces are functional and usable.

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

## **2. Residential Amenity**

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

- The internal amenity of apartments in terms of sunlight and daylight penetration. A full Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development should be provided.

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. Photomontages, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential visual impacts on the adjoining residential conservation area and on the setting of the adjacent protected structure, to include views from the wider area including Iona Road and Botanic Road.



2. 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. 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.
  
3. Landscaping proposals including an overall landscaping masterplan for the development site. 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. The plan should provide full clarity regarding the areas of private, semi-private and public open space and should indicate clearly how the interface between the curtilage of private and public open space is defined. Where apartment units front onto public open space/terraces, appropriate screening and planting should be provided.
  
4. 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.



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. **The Minister for Culture, Heritage and the Gaeltacht**
2. **The Heritage Council**
3. **An Taisce**
4. **An Chomhairle Ealaíon**
5. **Fáilte Ireland**
6. **Irish Water**
7. **Transport Infrastructure Ireland**
8. **National Transport Authority**
9. **Dublin City Childcare Committee**

**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.



Rachel Kenny

Director of Planning

20th March, 2020

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