



An
Bord
Pleanála

**Case Reference:
ABP-306688-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of an existing house and the construction of 102 no. Build to Rent apartments with all associated site works.

Lands at St Micheal's Hospital Car Park, Crofton Road, Dun Laoghaire, Co. Dublin.

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 the documents as they relate to the impact of the proposed development on the character and setting of the features of conservation interest in the vicinity, in particular the treatment of building no. 1 adjoining the row of protected structures along Charlemont Terrace, having regard to the requirements of the criteria as set out in Section 6.4.15 and Appendix B of the Architectural Heritage Protection Guidelines for

Planning Authorities (2011) and any other relevant policies and objectives for the site relating to the built heritage.

2. Further consideration and/or justification of the documents as they relate to the treatment of the design and height of building no. 1, including justification for a higher building at this location relative to the surrounding area and compliance with the criteria based assessment in the Urban Development and Building Heights- Guidelines for Planning Authorities (2018) and the building height guidelines in the Dun Laoghaire- Rathdown County Council 2016-2022.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the **following specific information** should be submitted with any application for permission:

1. 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. The report shall detail the use of the residential support facilities and amenity areas used to offset the standards and/or compensatory measures proposed within the proposal.
2. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' scheme in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted. The plan shall also address the management and maintenance of public spaces and access to the development.

3. Details of Part V provision clearly indicating the proposed Part V units.
4. A 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 and a detailed analysis of the impact on specific apartment unit to the east of the site.
5. A report that specifically addresses the urban design rationale including the proposed materials and finishes of the frontages along the north of the site, adjoining Crofton Road. Particular regard should be had to the requirement to provide high quality design and sustainable finishes and include 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.
6. A report and associated drawings detailing the design of the proposed surface water management system including attenuation features and Q Bar calculations.
7. A proposed car parking strategy for the proposed development, having particular regard to the quantum of residential parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking and/or disabled parking.

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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
2. The Heritage Council,
3. An Taisce-the National Trust for Ireland,
4. An Comhairle Ealaíon,
5. Fáilte Ireland
6. Irish Water
7. Dun Laoghaire Rathdown County Childcare Committee
8. Transport Infrastructure Ireland.

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
June, 2020