



An
Bord
Pleanála

Case Reference:
ABP-306776-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 191 no. apartments and associated site works.
Site 2, Northern Cross, Malahide Road, Dublin 17.**

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. Residential Amenity

Further consideration is required with respect of the documentation relating to the residential amenity associated with the proposed apartment block and neighbouring development. This consideration and justification should have regard to, inter alia, the production of a robust design rationale for the centrally located apartment projection on the western elevation. A discussion around the residential amenity that can be expected by future occupants particularly at

apartment units at right angle junctions to the central wing, should be included. Sunlight, daylight and shadow analysis should be considered to demonstrate the suitability or otherwise of this element of the proposal. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to residential amenity and layout of the proposed development.

2. Building Interface and Legibility

Further consideration is required with respect of the documentation relating to the building legibility and interface with the existing public realm. This consideration and justification should have regard to how the building is understood from the street with particular reference to resident entrance doorways. In addition, a greater level of detail is required to demonstrate how the overall building plugs into the existing public realm and public open space to the east of the site.

In order to better visualise exactly how the ground floor of the proposed block interfaces with proposed landscaping treatments; photomontages, cross sections, boundary treatment and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area including in particular adjacent residential and open space areas (planned and existing); axonometric views of the scheme and CGIs are all recommended. Specifically, enlarged cross sections to illustrate level changes and the interface between building, ground levels and public spaces should be illustrated. There should be no conflict between apartment balcony encroachment and pedestrian realm head heights. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to residential amenity and layout 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. A report that addresses how the proposal meets or responds to local development plan objectives, as relevant to the lands in question. Such objectives to consider may include but are not limited to the amenity potential of the Mayne River in the creation of a linear park and the status of any preferred route for the Malahide Road bypass.
2. Daylight/Sunlight analysis to an appropriate scale, 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 and other sensitive receptors.
3. A detailed landscaping plan for the site which clearly sets out proposals for play areas, hard and soft landscaping including street furniture where proposed and indicates which areas are to be accessible to the public. The landscaping plan should critically assess the best and most appropriate way to incorporate underground car parking ventilation structures or features.
4. A study or report describing the existing mix and composition of land uses on and in the vicinity of the site in the context of the current Z14 zoning objective for the area.
5. Given the key district centre location and availability of public transport, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
6. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority, if any.

7. Surface water drainage proposals, the documentation at application stage should clearly indicate the relationship between the design and use of Sustainable Drainage Systems (SuDS) within the site and the landscape masterplan in the context of the advice provided by The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and its appendices. Site Specific Flood Risk Assessment, reference should be made to the 'Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment', and to consider downstream / displacement impacts as a result of the proposed development.
8. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development. A building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines is also required.

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. Dublin County Childcare Committee
5. Irish Aviation Authority
6. Dublin Airport Authority
7. Fingal County 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
June, 2020