



An
Bord
Pleanála

**Case Reference:
ABP-306829-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 241 no. student accommodation bedspaces and all associated site works.

Former Victor Motors Site, Goatstown Road, Dublin 14.

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.

Building Height

Further consideration of the documents as they relate to the building heights proposed in the development, including visual impacts, impacts on residential amenities and the achievement of a satisfactory transition in scale between the proposed development and adjacent properties. This consideration and justification should have regard to, inter alia, the guidance provided in the Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the site specific guidance provided in the Goatstown Local Area Plan 2012 (as

extended) and Policy UD6 of same and the Urban Developments and Building Height Guidelines for Planning Authorities 2018. The applicant is to consider whether the development constitutes a Material Contravention of the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022. If considered necessary, the applicant is to submit a Material Contravention Statement and to publish a Newspaper Notice in accordance with the requirements of section 8(1)(a)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Provision of Communal Open Space and Student Facilities and Amenities

Further consideration of, and if necessary, further justification for, the quantum and distribution of public open space provided to serve the development, also internal communal services and amenities for residents of the scheme, to address the following matters:

- Hard and soft landscaping and SUDS measures, including the detailed layout, accessibility and management of roof gardens (if provided);
- Potential integration of cycle parking and refuse storage into the ground floor of the development.

This consideration / justification should have regard to the Department of Education and Science Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999, Policy RES12 and section 8.2.3.4 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and other relevant guidance on student accommodation. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Potential Impacts on Residential and Visual Amenities

Further consideration/justification of the documents as they relate to potential impacts on residential and visual amenities at Trimbleston and Willowfield Park and other adjacent residential properties to include:

- Detailed elevations and cross sections indicating existing and proposed levels relative to the Goatstown Road and to adjacent residential properties and open spaces within Trimbleston and Willowfield Park.
- Visual Impact Assessment to include verified photomontages of the development from Goatstown Road (north and south of the site), from within the Trimbleston development and from Willowfield Park. The VIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
- Assessment of overshadowing and impacts on natural daylight in adjacent habitable rooms, communal open spaces and private amenity areas having regard to BRE guidance.
- The proposed development is to be designed to avoid direct overlooking of adjacent residential properties.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Frontage and Interaction with the Public Realm at Goatstown Road

Further consideration/justification of the documents as they relate to the development frontage to Goatstown Road to address the following issues:

- Delivery of a façade that relates well to surrounding development, with a high quality of design and finish, to include consideration of the existing building lines, heights and setbacks at this location;
- Provision of an active frontage to Goatstown Road at ground floor level, to include consideration of the location of the proposed concierge / reception area;
- Provision of safe vehicular, pedestrian and cycle access to the development with regard to DMURS and to the safe provision of accessible car parking and cycle parking, to include consideration of the proposed set down area;
- Provision of a positive contribution to the public realm at Goatstown Road, to include boundary treatment, pedestrian and cycle facilities and hard and soft landscaping.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density 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. Housing Quality Assessment, to consider the Department. of Education and Science Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999, Policy RES12 and section 8.2.3.4 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and other relevant guidance on student accommodation.
2. Student Accommodation Management Plan to provide details of the ongoing management of the proposed student accommodation, including any use of the facility as tourist accommodation outside of term times.
3. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within specific habitable rooms within the development, in communal open spaces and in public areas within the development.
4. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatment/s. 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 development. The report should also demonstrate that the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings

which outlines the design rationale for the proposed height and design strategy having regard to inter alia, national and local planning policy, the site's context and locational attributes.

- 5.** Comprehensive landscaping proposals to include details of hard and soft landscaping, outdoor exercise equipment (if provided), boundary treatments, delineation of public and communal open space provision, pedestrian and cycle facilities, public lighting, car and cycle parking areas and refuse storage areas.
- 6.** Topographical survey of the site and detailed cross sections to indicate existing and proposed ground levels across the site, proposed FFL's, road levels, open space levels, drainage infrastructure, landscaping, etc. relative to each other and relative to adjacent lands and structures including public roads.
- 7.** Rationale for proposed car parking provision with regard to development plan car parking standards, to consider the proposed car parking provision in the context of the available pedestrian and cycle facilities and public transport connections in the area, also details of car parking management and a Mobility Management Plan.
- 8.** Rationale for proposed cycle parking provision – quantum, design and layout.
- 9.** Statement of Compliance with the Design Manual for Urban Roads and Streets (DMURS).
- 10.** Road Safety Audit and Quality Audit.
- 11.** Additional drainage details having regard to the report of DLRCC Drainage Planning Section (undated).
- 12.** AA Screening Report

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. Irish Water**
- 2. Transport Infrastructure Ireland**
- 3. National Transport Authority**
- 4. Failte Ireland (in relation to the provision of tourist accommodation at the development)**
- 5. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)**

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