



An
Bord
Pleanála

**Case Reference:
ABP-307095-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing structures, construction of 111 no. Build to Rent shared accommodation units and associated site works. Site located at the junction of the R139 Road and Hole in the Wall Road, Donaghmede, Dublin 13.

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. Principle of Shared Accommodation provision at this location

Further consideration of the documents as they relate to the principle of Shared Accommodation at this location. This consideration and justification should have regard to, inter alia, (i) the vision for the development of Donaghmede and the relevant housing and settlement policies set out in the Dublin City Development Plan 2016-2022; (ii) the Sustainable Urban Housing: Design Standards for New

Apartments, specifically the guidance on Shared Accommodation Developments and in particular sections 5.18, 5.19 and 5.22 and SPPR 9 of same and (iii) the suitability of this location for Shared Accommodation with regard to accessibility and connections to employment centres and community facilities.

Comprehensive information regarding the nature of the proposed use should be submitted to facilitate assessment of this issue including details of the occupation, operation and management of the scheme. 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.

2. Impacts on residential amenities

Further consideration of the documents as they relate to the design of the development and to potential impacts on residential amenities. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site provides the optimal architectural solution for this location and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. The submitted documents should allow for further consideration of the overall elevational treatments and the proposed materials with regard to impacts on residential amenities, the site's context and locational attributes. 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.

3. Transportation

Further consideration of the documents as they relate to parking, traffic and transport, having regard to the nature of the development proposed at this location. Further consideration of vehicular, cycle and pedestrian connections to existing networks.

A Car Parking Strategy, Mobility Management Plan and a Traffic Impact Assessment should also be carried out. 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.

4. Drainage

Further consideration of the documents as they relate to drainage and site services having regard to the report from DCC drainage included in the Planning Authority's Opinion dated 27th May 2020 and Irish Water's submission dated 26th May 2020. 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

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 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.
2. A report that addresses issues of residential amenity (both of adjoining developments and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development (permitted or built).
3. Details of the proposed materials and finishes to the scheme including the treatment of balconies, landscaped areas and all boundary treatments. 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.

4. Detailed drawings, cross-sections, elevations and additional CGIs of the site to demonstrate that the development provides an appropriate interface with the adjoining streets and provides for a quality public realm.
5. An Archaeological Impact Assessment.
6. A microclimate analysis.
7. Tree Survey and Arboricultural Assessment.
8. Ecological Impact Assessment.
9. Response to issues raised in report from Transportation and Engineering Division in Addendum B of the PA Opinion received by An Bord Pleanála on the 27th May 2020.
10. A draft Construction Management Plan and a draft Waste Management Plan.
11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Department of Housing, Local Government and Heritage.
5. An Taisce – The National Trust for Ireland.
6. Irish Aviation Authority and Department of Defence.
7. Dublin Airport Authority.

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
July, 2020