



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307097-20

Proposed Development: 194 no. Build to Rent apartments and associated site works.

Site to south of "Abingdon", Shanganagh Road, Shankill, Dublin 18.

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 constitute a reasonable basis for an application for strategic housing 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. Rationale for the proposed height of the development which should include consideration of the DLRCC Building Height Strategy and the Costal Fringe Zone.

2. Submission of an Architectural Impact Assessment having regard to potential impact upon the Protected Structures at Abingdon House and Shanganagh Park House. It is required that any documentation complies with 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 built heritage.
3. A tree survey to be provided, to include trees outside of the boundary but proximate to the proposed construction works. Clarification of how the siting of buildings will ensure the preservation of trees, particularly in relation to the block closest to the north west boundary. Tree protection measures should be explained in detail.
4. A plan showing separation distances between the development and to existing dwellings should also be included, annotating key distances to boundaries, buildings and windows. Careful consideration is required of an appropriate set back to the north west boundary.
5. Overshadowing and daylight/sunlight analysis of potential impact on adjoining residential dwellings and areas. Daylight/Sunlight analysis, should also be submitted showing an acceptable level of residential amenity for future occupiers of the proposed development; within the proposed residential units, in private and shared open space, and in public areas within the development. The methodology should include analysis of all units on each floor in accordance with BRE Guidelines.
6. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development. In relation to dual aspect, an explanation should be provided around the proportion to be achieved as a minimum, which should comply with the parameters set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018). Only those units with a 'true' dual aspect should be considered to contribute to achieving the minimum quantum required. (A 'true' dual aspect is a unit with at least two separate windows on different walls, without an immediate obstruction).

7. Comprehensive landscaping proposals to be submitted. Detail of the landscaping of podium areas to include planting depths, irrigation method and maintenance regime. Usability of podium gardens for residents to be considered with definition of spaces for different types of use i.e. BBQ, exercise, play and quiet areas. The visual appearance of surface car parking should also be clarified, alongside any associated screening.
8. A plan of the proposed open and communal spaces clearly delineating public, semi-private and private spaces should be provided, as well as a detailed breakdown of the total area of same. Security and management arrangements for access to semi-private and private spaces should be clarified. Resident amenities should not be publicly accessible.
9. A schedule and associated plan, describing the internal and external resident amenities and facilities to be incorporated into the development, in accordance with the definitions under SPPR 7 of the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018).
10. Landscape and Visual Impact Assessment with photomontages, to include, consideration of visual impacts on the surrounding residential areas.
11. A building life cycle report shall be submitted in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2018)'. The report should have regard to the long term management and maintenance of the proposed development.
12. Traffic and Transport Impact Analysis, to be prepared in consultation with Dun Laoghaire Rathdown County Council.
13. Road Safety Audit and Quality Audit.
14. Rationale for proposed childcare provision (or omission of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant

Childcare Committee in relation to this matter prior to the submission of any application.

15. AA Screening Report.

16. Water infrastructure proposals to meet the requirements outlined in the submission on file of Irish Water dated 21st May 2020.

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. Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Dun Laoghaire Rathdown County Council 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
July, 2020