



An  
Bord  
Pleanála

**Case Reference:  
ABP-307178-20**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: Demolition of all buildings excluding the Former Player Wills Factory, construction of 331 no. shared living units, 466 no. Build to Rent residential units, childcare facility and associated site works.  
Former Player Wills Site, South Circular Road, Dublin 8.**

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/justification of the documents as they relate to the overall layout/format of the shared living accommodation in PW1, including consideration/justification for the large number of units per floor on levels 1-4 and lack of a cluster format; consideration of the quantum of shared living/kitchen space per bedspace, as well as location and number of satellite kitchens proposed per floor; sunlight/daylight analysis of rooms on entire floor 1, showing

acceptable level of residential amenity for future occupiers, in addition to overshadowing analysis of the central courtyard area.

2. Further consideration/justification of the documents regarding the slenderness of the towers in PW2.
3. Further consideration/justification of the documents in terms of the number of dual aspect units in PW2; number of north facing single aspect units; internal layout with long corridors; sunlight daylight analysis; and wind-microclimate study.
4. Further consideration/justification of the documents as they relate to PW4 and PW5 and impact on neighbouring dwellings.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Daylight/sunlight analysis for PW2 and for PW1.
2. Details of the operational management provisions for the Shared Accommodation.
3. Wind micro-climate study, including analysis of balconies and upper level roof gardens.
4. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New

Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements.

5. 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.
6. A detailed phasing plan, including timing of delivery of the central park and public open space.
7. Response to issues raised in Addendum B of Planning Authority Report, received 15th June 2020 and 17th June 2020, which includes the internal reports of the Parks Department, Roads and Traffic Department Section, and Water Services Planning Section.
8. 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 Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce
7. Department of Education and Skills
8. Coras Iompair Eireann
9. Dublin City 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.

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Tom Rabbette  
Assistant Director of Planning  
August, 2020