



An
Bord
Pleanála

**Case Reference:
ABP-307195-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing buildings, construction of 585 no. bedspace student accommodation, 16 no. Co-Living apartments, 4 no. townhouses and associated site works. Park Shopping Centre and 42-45, Prussia Street, Dublin 7.

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. Drawings and detailed specifications that show works on and in the public realm, specifically upgrades to footpaths and pedestrian crossings. In addition, drawings should show, if known, the alignment and requirements for any future public transport improvements along Prussia Street (BusConnects). This may

require further engagement with the local authority and any other agencies responsible for delivery of same.

2. Cross sections that detail public realm, landscaping and building interfaces at various locations, but specifically where levels change and where items of heritage value are to be retained. Locations for analysis should include, but are not limited to; along Prussia Street and near Jameson House, between the northern and southern block detailing the new pedestrian realm, and the interface with the Grangegorman Campus. The applicant is urged to consult the Design Manual for Urban Roads and Streets, with particular reference to streetscape, the pedestrian and cyclist environment and carriageway conditions and include the necessary legal consents (as required) to carry out works on property not owned by the applicant.
3. A report and map that details pedestrian and cycle facilities as they connect and pass through the development, the report may inform the location of any new or relocated signalised pedestrian crossing along Prussia Street.
4. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture where proposed and indicates which areas are to be accessible to the public.
5. Daylight/Sunlight analysis to an appropriate scale, showing an acceptable level of residential amenity for future occupiers of the proposed development, but specifically neighbouring residential property. The analysis should consider potential overshadowing impacts on adjoining residential areas and other sensitive receptors, particularly with regard to Rathdown Square to the north.
6. Given the 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.
7. A detailed schedule of accommodation that indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New

Apartments, Guidelines for Planning Authorities' (2018) including a report that addresses the provision of dedicated amenities and facilities specifically for co-living residents.

8. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority, if any.
9. 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.
10. Construction and Demolition Waste Management Plan.
11. Operations Plan to address vehicular movements associated with servicing (including servicing of the substation), deliveries, maintenance, refuse collection and student resident drop offs.
12. 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.
13. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted), should be submitted as a standalone document.

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. The Minister for Culture, Heritage and the Gaeltacht**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. An Chomhairle Ealaíon**
- 5. Fáilte Ireland**
- 6. Irish Water**
- 7. Transport Infrastructure Ireland**
- 8. National Transport 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
October, 2020