



An
Bord
Pleanála

**Case Reference:
ABP-307204-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing buildings, construction of 225 no. Build to Rent apartments and associated site works.

Former Steelworks Site, 32A, 32B, 33,34 and 35 James Street, 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 development strategy for the proposed scheme, in terms of the overall layout, apartment, building and open space design, as well as height, form and massing, specifically with regard to impacts in relation to residential amenity (existing and future) including overbearance, sunlight-daylight and overshadowing.

2. While the site may be considered suitable for high density development and may be able to absorb height and taller elements within it, further consideration/justification of the documents as they relate to the visual impact of the development, in particular in terms of design, materiality and massing. Further consideration/justification of the documents should also address the visual impact of the development, and the development's visual relationship with the existing development(s) adjacent to it, as well as within the wider city area.

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. Revised sunlight/daylight/overshadowing analysis, including impact on properties to the west and south, as well as to the east.
2. Further consideration of level of sunlight available to open spaces to the east and the amenity value of such spaces.
3. Consideration of proximity of Block C to the western boundary and issue of overbearance.
4. Consideration of passive surveillance at ground level within the development as well as onto the external streets, specifically location of pedestrian access to Block C, location of waste storage room, and location of plant and bicycle stores.
5. Additional CGIs/visualisations, specifically from: corner of Bow Lane and Steeven's Lane; further east on Basin View (south footpath, east of View 14); further north on Basin View (north of View 4); directly opposite the site on James Street; and in the position of the proposed footpath on the northern side of the Grand Canal Harbour scheme; and roof plant to be indicated on the drawings. The additional CGIs/visualisations should be accompanied by a report addressing the justification for increased height at this location relative to the surrounding area.

6. Unit mix proposed and consideration of the housing typologies and mix within the wider area (both existing and permitted).
7. Wind micro-climate study, including analysis of balconies and any upper level roof gardens.
8. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas.
9. 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.
10. 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.
11. Response to issues raised in relation to transportation and water services, report in Addendum B of Planning Authority Report, received 24th June 2020.
12. 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. Minister for Culture, Heritage and the Gaeltacht (archaeology)
5. An Taisce
6. The Heritage Council

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
,2020