



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307227-20

Proposed Development: Amendments to a 341-no. student beds paces accommodation previously permitted under 2628/17 and ABP-300241-17 to provide a 321 no. beds pace shared accommodation scheme with all associated site works.

Phibsborough Shopping Centre and 345-349 North Circular Road, 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. Clearly identify on the plans and particulars elements of the redevelopment of the site (ABP Ref. 300241-17) which have been permitted under Section

34 of the Planning and Development Act 2000, as amended that do not form part of the application proposed under the remit of Strategic Housing Development.

2. Notwithstanding that the proposal constitutes a reasonable basis for an application. The prospective applicants are required to submit an evidence-based rationale/justification for Co-Living/Shared Accommodation at this location. This consideration and justification should have regard to, inter alia, (i) the vision for the development of Phibsborough 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 SSPR 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.
3. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is required to submit a justification/rationale for the height of the proposed development having regard to inter alia Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities', 2018 and Section 16.7.2 of the Dublin City Development Plan 2016-2022.
4. 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.

5. A report that addresses issues of residential amenity (both of adjoining developments and future occupants), specifically with regards to overlooking, overshadowing 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) and within the proposed development and include mitigation measures, where required.
6. Details of the proposed materials and finishes to the scheme including the treatment of roof terraces, courtyards, landscaped areas, civic plaza and public realm. 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.
7. 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.
8. A micro climate analysis.
9. Response to issues raised in report from Transportation Planning Division in Addendum B of the PA Opinion received by An Bord Pleanála on the 22nd June 2020.
10. A justification/rationale for the Carparking Provision (or lack of) associated with the Shared Living Accommodation. Also, a site layout plan which clearly identifies the existing car and bicycle parking within the wider

Phibsborough Shopping Centre redevelopment site. A draft Mobility Management Plan is also required.

11. A draft Construction Management Plan and a draft Waste Management Plan.
12. Where the prospective 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. The Minister of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
5. The Heritage Council.
6. An Taisce – the National Trust for Ireland.

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.

Assistant Director of Planning
,2020