



An
Bord
Pleanála

**Case Reference:
ABP-307311-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 202 no. student accommodation bedspaces and associated site works. Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

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. Design and Layout

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale and massing of the proposal, having regard to its locational context.

- a) This should include a contextual layout plan which indicates the layout of adjoining developments, photomontages and cross sections at appropriate levels, including details of how the proposed development interfaces with

contiguous uses/lands (within and outside the applicant's landholding) and adjoining roads.

- b)** In addition to the consideration of other national policy and guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out inter alia in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.
- c)** The interface with existing uses at Baker's Corner, the interface with the Public Realm at Rochestown Avenue and Kill Avenue, the interface with the Holy Family Church, interface with the Open Space to the south, as they relate to the design and layout of the proposed development and the desire to ensure that the proposal provides a high quality, positive intervention at this prominent location. Particular regard should also be had to creating suitable visual relief in the treatment of elevations and interface with adjacent lands. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application, together with a report that specifically addresses proposed materials and finishes to the scheme.
- d)** Extent of surface parking on the eastern portion of the site.
- e)** Furthermore, the layout should address the creation of vibrant, amenable and high-quality communal open spaces within the development.

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

2. Potential Impacts on Residential Amenities & adjoining lands

Further consideration/justification of the documents as they relate to potential impacts on residential amenities of adjoining residential properties and impacts on adjoining lands to include:

- a) Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within individual rooms within the development, in communal open spaces and in public areas within the development. The impact on adjoining lands and residential properties and uses should also form part of the assessment.
- b) Visual Impact Assessment to include verified photomontages of the development from Kill Avenue, from the Holy Family Church and from the south east IADT Campus. The VIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
- c) The development should be designed so as not to have a negative impact on any potential redevelopment of adjoining lands.
- d) The proposed development should to be designed to avoid direct overlooking of adjacent residential properties.

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

3. Transportation & Car Parking

Further consideration and/or justification of the documents as they relate to:

- a) The provision of safe vehicular, pedestrian and cycle access to the development with regard to DMURS and to the safe provision of accessible car parking and cycle parking, to include consideration of a proposed set down area.

- b)** Provision of a positive contribution to the public realm at Rochestown Avenue to have regard to the Rochestown Road Reservation and improvements.
- c)** Appropriate upgrading and treatment of the pedestrian/cycle route linking Rochestown Avenue to The Holy Family Church along the existing right of way to the south of the site.
- d)** Response to issues raised in the Response to Transportation Planning Report dated 1st July 2020 included in Appendix B of the Planning Authority Opinion received by An Bord Pleanála on 10th August 2020.
- e)** Justification/rationale for the proposed car parking strategy for the proposed development, having particular regard to the quantum of parking proposed and its context, how it is intended to be assigned and managed and measures proposed to address shared carparking with the adjoining uses.

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.** Full and comprehensive details of permissions granted and under construction (if any) and clarity of integration of the proposed SHD application relative to existing permissions (where dependency and integration exists).
- 2.** Housing Quality Assessment, to consider the Department. of Education and Science Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999, Policy RES12 and section 8.2.3.4 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and other relevant guidance on student accommodation.

3. Wind micro-climate study, including analysis of pedestrian areas and amenity areas.
4. A Student Accommodation Management Plan.
5. A draft Mobility Management Plan.
6. A draft Construction Management Plan, draft Construction and Demolition Waste Management Plan and a draft Waste Management Plan.
7. Response to issues raised in the Drainage Planning Report dated 18th June 2020 included in Appendix B of the Planning Authority Opinion received by An Bord Pleanála on 10th August 2020.
8. Response to issues raised in the Housing Section Report dated 24th June 2020 included in the Planning Authority Opinion received by An Bord Pleanála on 10th August 2020.
9. Response to Irish Water submission dated 9th July 2020.
10. 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**

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