



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307400-20

Proposed Development: 207 no. Build to Rent apartments and associated site works.

Cross Guns Bridge, Phibsborough, 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:

Notwithstanding that the documentation submitted constitutes a reasonable basis for an application for strategic housing development to An Bord Pleanála, the applicant is advised to address the following:

1. Further consideration and/or justification of the documents as they relate to the height and design strategy. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height provides the optimal architectural solution for this site and should submit a rationale/justification for the heights and elevational treatment proposed. Particular attention should be paid to Block C and its prominence in views from the south. Details should also include interactions with adjoining Protected Structures and views east and west along the Royal Canal.

Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that may be considered to materially contravene the said plan, if applicable, should be submitted.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.
3. Further consideration of the quality and residential amenity of ground floor apartments, in particular those north facing apartments with frontage onto the canal tow path, in terms of privacy, security and daylighting. Detailed section and axiometric drawings should be used to demonstrate the achievement of satisfactory levels of residential amenity.
4. Further elaboration of measures to avoid overlooking and loss of privacy due to overlooking within the development and to protect the privacy of ground floor dwelling units adjoining areas of open space.
5. Further consideration of the Wind Environment and potential impacts on the quality of public, communal and private amenity spaces.

6. Further elaboration and / or justification for the type and level of communal facilities provided on the site having regard to the Build to Rent nature of the proposed development, in accordance with the provisions of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*.
7. Further elaboration on the construction methodology proposed in order to obviate potential impacts on the integrity of the Royal Canal.
8. Further elaboration of measures proposed in order to address potential overlooking of existing adjoining residential properties, to include detailed section drawings illustrating their relationship with the proposed development. Additional detail in relation to the nature, function and effectiveness of the proposed perforated screens to be provided on the southern elevation should be considered.
9. Further elaboration of the treatment of the access roadway between Phibsborough Road and the development site should be provided, which should be included in the DMURS design statement. Quality Assessments, particularly in respect of pedestrian and cycle access should be provided, in accordance with DMURS advice note 4. The final configuration of the entrance plaza and measures to avoid conflict between pedestrian and vehicle movements should be clearly defined.
10. Further consideration should be given to the management of public open space and the distinction between communal and public spaces. Furthermore the relationship with an area of open ground to the east of the site should be considered and addressed in the plans.

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. National Transport Authority
3. Waterways Ireland
4. Minister of Culture, Heritage and the Gaeltacht
5. An Taisce - the National Trust for Ireland
6. Heritage Council
7. An Comhairle Ealaíonn
8. Fáilte 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