



An
Bord
Pleanála

Case Reference:
ABP-307476-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 154 no. apartments including the refurbishment of Glebe House and associated site works. Glebe House (a protected structure) and Coruba House Site, Saint Agnes Road, Crumlin, Dublin 12.

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. Residential Amenity

Further consideration and/or justification of the documents as they relate to impact of Block A on the neighbouring dwellings along Sommerville Green. Further justification of documentation should include the submission of additional CGIs illustrating the overall scale and mass in relation to Sommerville Green and Sommerville Drive. The justification of the documents may require the submission of amended drawings to ensure there is no potential to

negatively impact on the residential amenity of the occupants to the neighbouring dwellings by way of overbearing.

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. A Community and Social Infrastructure Audit.
2. An analysis of the childcare provision in the vicinity and justification for the absence of any childcare facility on the site.
3. An Operational Waste Management Plan.
4. A plan clearly illustrating the proposed boundary treatment, integration of pedestrian and vehicular access and any consents necessary to undertake works.
5. An updated Construction and Waste Management Plan to include demolition, phasing and duration of works and location of construction entrance and compound.
6. Inclusion of all works necessary for the proposed development within the red line boundary.
7. Details of all balcony screening.
8. Coordination of documentation to ensure the correct references and methodologies are included having regard to the protected structure and the Architectural Conservation Area. Details of works to the historic boundary wall along St Agnes and the proposals for retention are required.

9. A landscaping plan including details of all proposals for the communal open space to the rear of Block A, treatment of the mounding in the podium area and
10. A rationale for the proposed car parking provision should be prepared, to include details of local census, mobility split, car parking management, car share schemes and a mobility management plan.
11. Drawings that detail dual aspect ratios should be clearly laid out and be accompanied by a detailed design rationale report.
12. Updated landscape plans delineating the public open space and communal open space and including useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
13. An Updated Sunlight/Daylight analysis showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties.
14. Wind micro-climate study, including analysis of balconies and upper level roof gardens.
15. 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.
16. Response to issues raised in Addendum B of Planning Authority Report, received 30th of July 2020, which includes the internal report of the Transportation Planning Dept.
17. A detailed phasing plan, including timing of delivery of the works to Glebe House, a protected structure.

18. 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 (built heritage)**
5. **Heritage Council (built heritage)**
6. **An Taisce — the National Trust for Ireland (built heritage)**
7. **The relevant Childcare Committee**

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

November, 2020