



An
Bord
Pleanála

**Case Reference:
ABP-307910-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: Demolition of existing buildings, construction of 200 no. Build to Rent apartments and associated site works.
Former Heidelberg/Miller Building and SCR Garage's site, Davitt Road, 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.

Height and Design

1. While the site may be considered suitable for high density development and may be able to absorb height and taller elements within it, the documents require further consideration and/or justification as they relate to the scale, bulk and mass of the building relating specifically to the visual impact along Davitt Road and the receiving environment around the Grand Canal area, an

area of conservation interest. The further consideration of these issues may require an amendment of the documents and/or design proposal submitted.

Impact on Adjoining Sites.

2. Further consideration and/or justification of the design of the east and west gable, having regard to the separation distance from the boundaries and the potential impact on the future development of the existing sites to the east and west.

Residential Amenity

3. Further consideration and/or justification of the documents as they relate to impact of the proposal on the residential amenity of both the occupants of the existing neighbouring dwellings and future occupants of the proposed development, having regard, inter alia to the following:
 - The location and design to the rear of the neighbouring dwellings and the potential for a negative impact on the visual and residential amenity,
 - The absence of private amenity space having regard to the quantum and quality of the resident support facilities and residential services and amenities and the quantum and design of the proposed communal open space areas and the potential for a negative impact on the residential amenity of the future occupants.

The further consideration of these issues may require an amendment of the documents and/or design proposal 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. A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements (SPPR 7 & SPPR 8). The report shall detail the use of the residential support facilities and amenity areas used to offset the standards and/or compensatory measures proposed within the proposal.
2. A comprehensive justification is required for any proposed north facing single aspect units.
3. Drawings that detail dual aspect ratios should be clearly laid out and be accompanied by a detailed design rationale report.
4. 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.
5. A landscaping plan including details of all proposals for the communal open space in the courtyard and roof terraces. The landscaping plan will clearly indicate the quantum of open space provision having regard to any circulation space.
6. A report that specifically addresses the urban design rationale including the proposed materials and finishes of the frontages and public realm along the

front of the side, adjoining Davitt Road. Particular regard should be had to the requirement to provide high quality design and sustainable finishes and include details which seek to create a distinctive character for the overall development. The documents should also have regard to the need to enhance the streetscape and enhance the footpath in the general area.

7. Additional CGIs/visualisations/3D modelling and cross section drawings showing the proposed treatment of the new public street through the site and the proposed development relative to existing and proposed developments in the vicinity, including justification for an increase height at this location relative to the surrounding area. Any contextual drawings along Davitt Road should include the recently permitted SHD application ABP 303435-19.
8. Wind micro-climate study, including analysis of any balconies and upper level roof gardens.
9. 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.
10. A Community and Social Infrastructure Audit.
11. A drawing detailing all areas proposed for Taking in charge.
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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. Minister for Culture, Heritage and the Gaeltacht (built heritage)
5. An Taisce- The National Trust for Ireland.
6. The Heritage Council.
7. Dublin City 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.

The Board will shortly be making online submissions available on SHD applications. Please note that new public notices will be available on the Board's website once the online submissions web portal goes live. Please ensure you refer to the Board's website for the most up to date forms and public notices when preparing to lodge your application.

Rachel Kenny
Director of Planning
,2020