



An
Bord
Pleanála

**Case Reference:
ABP-307984-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 1053 no. residential units (26 no. houses and 1027 no. apartments), creche and associated site works.

Former O'Devaney Gardens Site, 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 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. Height and Placemaking

Further consideration/justification of the documents as they relate to the development strategy for the proposed scheme. While higher densities and changes to the cityscape in terms of higher elements and taller buildings at this location may be appropriate, the applicant is required to provide adequate rationale and justification to support such additions to the area, including further

consideration/justification of the documents as they relate to the potential visual impact of the development and its interaction with St Bricin's to the east, in particular in relation to design, integration, materiality and massing. The applicant should reference the development management criteria set out in the Urban Development and Building Heights guidelines, where on larger urban redevelopment sites, proposals should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety to respond to the scale and character of adjoining developments. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Residential Amenity

Further consideration/justification of the documents as they relate to the residential amenity strategy for the proposed scheme. The perimeter block layout outlined for the central portions of the site should ensure adequate levels of residential amenity for future occupants. In this context the documentation should appropriately and reasonably describe and illustrate good levels of sunlight and daylight penetration to the courtyard amenity spaces at the centre of blocks. At the scale of the building the documentation should demonstrate an adequate design response for ground floor level units at more sensitive locations, such as at the junction of blocks with less favourable orientations, i.e. corner sites and where necessary set out compensatory design solutions

In terms of the wider amenity, convenience and public realm, the documentation should demonstrate how apartment block length and articulation will assist with pedestrian and cyclist permeability through the site. All in the context of assisting modern placemaking and improving the overall quality of the urban environment at this key regeneration location. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Site Connections

Further consideration/justification of the documents as they relate to the interface between the eastern side of the proposed development site with St Bricin's and the

northern portion of the site with Ross Street/Ashford Place/Ashford Cottages to specifically address the following:

- The possibility for future seamless connection between the site and St Bricin's to the east.
- Assessment of visual impacts on St Bricin's to include existing and permitted structures within that site.
- Consideration of potential impacts on the development potential of adjacent lands within St Bricin's.
- The documentation should demonstrate how apartment block length and articulation will assist with pedestrian and cyclist permeability through the site.
- Consideration of safe, secure and passively supervised pedestrian and cyclist connections to the north of the site, in the vicinity of Ross Street/Ashford Place/Ashford Cottages.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed 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. A detailed schedule of accommodation (Housing Quality Assessment) 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. Particular attention shall be directed to the provision of adequately designed and an appropriate quantum of dual aspect apartments.

2. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
3. Site Specific Construction and Demolition Waste Management Plan.
4. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Pedestrian permeability through and beyond the site should be outlined. Details of the interface between private and communal areas should also be detailed. Additional cross sections, CGIs and visualisations should be included in this regard. The landscaping plan should critically assess the best and most appropriate way to incorporate underground car parking ventilation structures.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing 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.
6. Given the city centre location and availability of public transport, a rationale for the proposed car parking provision should be prepared, to include details of car parking management and car share schemes.
7. 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. Department of Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Chomhairle Ealaíon
7. An Taisce
8. 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.

Rachel Kenny

Director of Planning

,2020