



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-308154-20

**Proposed Development: Demolition of existing building and construction of 282 no. apartments, childcare facility and associated site works.
Brickfield House, Brickfield Drive, 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 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:

1. A comprehensive statement and complete listing and consideration 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. In this regard the

applicant is requested to ensure that matters raised by the PA at the tripartite meeting in respect of the quantum of non-residential uses is addressed in terms of its relationship with the zoning objective for the site.

2. Additional CGIs/visualisations/3D modelling, including additional views from the surrounding locations including from the Crumlin Road, from Iveagh Sports Grounds and from Brickfield Park. These additional views should indicate a 'no-leaf' scenario.

3. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, the report should address the requirements as relates to dual aspect provision and units considered by the prospective applicant to be dual aspect should be clearly indicated on the plans. A rationale/justification as to why the units should be considered dual aspect (if the aspects are not 180 degrees relative to one another) should be provided. Justification for the level/percentage of dual aspect provision should also be submitted at application stage

4. Additional details and/or revised proposals in relation to Transport issues, having regard to comments contained within the Planning Authority's submission on this pre-application, including measures to improve cycle routes, public transport and the pedestrian environment, with particular attention paid to connectivity to the Crumlin Road cycle track; clarification of pedestrian, cycle and vehicular access to the crèche; detail of proposed treatment for the shared access; revised basement layout and clarification of access arrangements; review of the type of resident and vehicle parking proposed; clarification of staff cycle parking provision; revised proposals for the set down area; access arrangements for fire tender ensuring= no conflicts are in place; A Car Parking Management Plan,

integrated within the Mobility Management Plan; additional details in relation to traffic impacts at construction phase contained within a Construction Traffic Management Plan.

5. Additional details and/or revised proposals in relation to potential impacts on Brickfield Park, including impacts on trees and biodiversity, having regard to comments contained within the report of the Parks, Biodiversity & Landscape Services.
6. Additional details and/or revised proposals having regard to comments contained within the reports of the Drainage, EHO and Waste Sections, as submitted with the Planning Authorities submission on this pre-application.
7. 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.
8. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development. With respect to potential overlooking within the development, the report should clearly outline any measures to prevent overlooking, in particular between Blocks A and B and Blocks B and C and where applicable in respect of the proposed creche.

9. A comprehensive study of the Wind Environment and potential impacts on the quality of public, communal and private amenity spaces.
10. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
11. A masterplan document outlining how this site could interact with any future proposals on the site to the west and south-west of the proposal site.

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. Transport Infrastructure Ireland
4. The Department of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce
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.

Director of Planning
,2020