



An
Bord
Pleanála

**Case Reference:
ABP-308744-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing structures on site, construction of 1635 no. apartments, childcare facility and associated site works. Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.

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.

Residential Amenity

Further consideration and/or justification of the documents as they relate to impact of the proposed development on the residential amenity of the existing neighbouring dwellings, having regard, *inter alia*, the location and design of Block D2 and the potential for a negative impact on the visual and residential amenity of existing

occupants to the east. Additional Computer-Generated Images (CGIs) and visualisation/cross section drawings showing the proposed development in the context of the existing residential properties surrounding the site may further elaborate on the visual impact on these properties. This further consideration may require the submission of updated sunlight and daylight analysis detailing compliance with the recommended standards.

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. The provision of an integrated masterplan strategy for the delivery of a proposed residential development including the co-ordination of all plans and particulars, inter alia, Natura Impact Assessment, Construction Management Plan, Surface Water proposals, Flood Risk Assessment and a detailed Phasing Plan.
2. The proposed development shall be accompanied by detailed report providing a justification and rationale for the apartment mix proposed, having regard to, inter alia, National and Local planning policy, the site's context, and locational attributes. The report should outline the mix rationale in light of both SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and Policy SN1 & QH6 of the Dublin City Development Plan.
3. A report detailing the quantum of dual aspect units provided having regard to, but not limited, the requirements of SPPR 4 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020). The report shall clearly identify true dual aspect units required to meet the minimum requirements and be accompanied by a

detailed design rationale report. A comprehensive justification is required for any proposed north facing single aspect units.

4. A Community and Social Infrastructure Audit detailing the existing community services available in the vicinity of the site and those proposed within the proposed development. This shall be accompanied by a map to support the information in the audit.
5. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
6. A quantitative and qualitative assessment which provides a breakdown of the public open space. The assessment shall detail the functionality of the public space and shall disregard any areas required for circulation space such as footpaths between buildings etc.
7. Design of the proposed surface water management system including attenuation features and cross sections of all SuDS features proposed on site in the context of surface water management on the site, discharge rates equal to greenfield sites, integration of appropriate phased works, Finished Floor Levels and subsequent integration of proposal with the Flood Risk Assessment (FRA).
8. A drawing detailing all areas proposed for Taking in charge.
9. Response to issues raised in the Appendices of Planning Authority Report, received on the 18th of December 2020, which includes the internal reports of the Transportation Planning Dept. relating to the integration of the Bus Connects and details of the cycling infrastructure, the report of the Drainage Dept. relating, inter alia, surface water design and flood risk assessments and

the Conservation officer relating, inter alia, proposed works to the protected structures.

10. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' scheme in accordance with Specific Planning Policy Requirement No. 7 of the Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted and shall detail the appropriate use of external materials on all elevations. The plan shall also address the management and maintenance of public spaces and access to the development.

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. Department of Housing, Local Government and Heritage (Built Heritage and Nature Conservation)
2. The Heritage Council,
3. An Taisce-the National Trust for Ireland,
4. An Comhairle Ealaoin,
5. Failte Ireland
6. Transport Infrastructure Ireland.
7. Irish Water.
8. Dublin County Childcare Committee
9. Inland Fisheries 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.

Rachel Kenny

Director of Planning

February, 2020