



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 308746-20

Proposed Development: Demolition of industrial building, construction of 548 no. Build to Rent apartments, creche and associated site works.

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 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 2020 Guidelines on Design Standards for New Apartments including its specific planning policy requirements. 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. The submission of additional Computer-Generated Images (CGIs) and/or visualisation/cross section drawings necessary to justify the proposed development and the increase in height in the context of any existing or proposed development in the vicinity of the site.
3. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space.
4. An updated sunlight and daylight analysis to include an assessment of the available sunlight and daylight to the communal areas, residential units and open spaces with reference to the BRE Guidance.
5. 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.
6. 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.

7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
8. Response to issues raised by the Transport Section in the Planning Authority Report, received on the 21st of December 2020, relating to the integration of the pedestrian walkway along the east/ south east of the site and the provision of bicycle infrastructure on the site.
9. A specific impact assessment of the micro-climatic effects such as down-draft which shall include measures to avoid/ mitigate such micro-climatic effects.
10. A Construction Environmental Management Plan including details of all noise and air pollution mitigation measures.
11. A Waste Management Plan.
12. An Operational Service Management Plan.

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. 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
February, 2021