



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-308886-20**

**Proposed Development: 198 no. Build to Rent apartments within previously permitted development under ABP-306569-20 and associated site works.**

**42A Parkgate Street, Dublin 8.**

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. Drawings (plans, sections and elevations), as necessary, which clearly outline all proposed amendments to the previously permitted scheme on the overall site (permitted under ABP-306569-20).

2. A Visual Impact Assessment that includes photomontages, cross sections, axiometric views and CGIs clearly showing the relationship between the proposed development and existing/permitted development within the wider area. The assessment should address the contribution of the block to the skyline and any impacts on key views, including local views along Parkgate Street and in the vicinity of Heuston Station and Sean Heuston Bridge, along the Quays, from Phoenix Park, Island Bridge and Kilmainham to the west and from the wider historic areas of the city.
3. A Materials Strategy that details all materials proposed for the building, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on the proposed block. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. In addition, the documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes and frontages; the treatment of any feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the block; and detail of the proposed cladding system. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development. In this regard, a Building Life Cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).
4. Details showing areas of proposed open space and communal/recreational amenities, clearly outlining quantum of such spaces; their proposed uses and detailing which areas will be available to residents of the proposed block
5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, which shows compliance

with the various requirements of the 2020 Guidelines on Design Standards for New Apartments.

6. Daylight and Sunlight Analysis.
7. Additional details in relation to traffic and transport matters, having regard to the requirements of the Transportation Planning Division (report dated 18/01/2021) as indicated in the Planning Authority's Opinion (Addendum B).
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority, if any.

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. Minister for Housing, Local Government and Heritage
4. National Transport Authority
5. Inland Fisheries Ireland
6. Irish Aviation Authority
7. An Taisce-the National Trust for Ireland
8. Heritage Council
9. Failte Ireland
10. An Comhairle Ealaíonn
11. 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.

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Assistant Director of Planning  
April, 2021