



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-308984-20

Proposed Development: 227 no. Build to Rent apartments and associated site works.

Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- a) Provide further justification in relation to the layout of the apartment units, having regard, *inter alia*, any proposed north facing single units and the overall level of sunlight/daylight into the apartments with reference to the BRE Guidance.
2. 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 (SPPR 7 & SPPR 8). 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, *inter alia*, the absence of private open space.
 3. Drawings that details dual aspect ratios should be clearly laid out and be accompanied by a detailed design rationale report.
 4. A report that specifically addresses the urban design rationale including the proposed materials and finishes of the frontages and public realm along the site at Abbey Street and Great Strand Street and from the proposed public plaza through to Byrnes Lane. Regard should be had to the requirement to provide high quality design and sustainable finishes and include details which seek to create a distinctive character for the overall development. The documents should also have regard to the need to enhance the streetscape and enhance the footpath in the general area.
 5. A landscaping plan of the proposed communal and public open space should:
 - clearly delineating communal and public areas,
 - include designated play facilities for a range of age groups,
 - detail the boundary treatment adjoining any open space,
 - include details for the design and management of the green wall adjoining the public plaza,

- include a Specific Management Plan for all communal areas and the public plaza,
 - include proposals to enhance the biodiversity on the site, including, *inter alia*, opportunities for the site to be used by pollinators, birds and bats.
6. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
 7. A Social and Community Audit.
 8. A Service Management Plan detailing the servicing proposals for both the retail and residential proposals.
 9. A Mobility Management Plan Strategy/ Residential Travel Plan detailing the management regime for the bicycle spaces. This plan should include a justification for any reduction in bicycle spaces.
 10. Updated plans and particulars for the scale, number and type of bicycle parking proposed as per Recommendation No. 2 of the Transport Planning Division Report.

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. Minister for Housing, Local Government & Heritage (built heritage),
3. Heritage Council,
4. An Taisce
5. Transport Infrastructure Ireland
6. National Transport Authority

7. Transdev Ireland- LUAS Operator
8. Commission for Railway Regulation
9. 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.

Assistant Director of Planning
April,2020