



An
Bord
Pleanála

**Case Reference:
ABP-309058-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 402 no. Build to Rent apartments and associated site works.

Heuston South Quarter, St. John's Road West/Military Road, Kilmainham, 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 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:

1. Heuston South Quarter

Further consideration and/or justification of the documents as they relate to the development strategy for the site and relationship with existing and proposed development within the overall Heuston South Quarter urban block. Particular regard should be had to the following:

- The overarching design principles for the wider urban block.

- The selection of materials and finishes in buildings and open spaces.
- The design and management of pedestrian, cycle and vehicular access for all existing and proposed uses across the block.
- The design and layout of water and drainage service provision.

2. Royal Hospital Kilmainham

- (a)** Further consideration and / or justification of the documents as they relate to the development strategy for the site and the relationship with the Royal Hospital Kilmainham. In particular, further consideration and/or planning rationale in respect of the proposed developments interaction with the Cone of Vision and guiding principles set out in the Dublin City Development Plan in respect of SRDA 7 Heuston and Environs.
- (b)** Further consideration and / or elaboration of the documents as they relate to the design of the pedestrian connection between the proposed development and the formal gardens of the Royal Hospital and possible architectural heritage impacts arising.
- (c)** Further consideration and / or justification within the documents as they relate to the design of the archway connection between Block A and C and its relationship with the setting of the Royal Hospital and its formal gardens.

Further consideration of these issues may require an amendment to the document and / or design proposals submitted.

3. Residential Amenity

- (a)** Further consideration and / or justification of the documents as they relate to the overall quality of residential amenities, having regard to the extent of private amenity space proposed and the provisions of the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities*, and in particular SPPR 7 and SPPR 8 set out therein.
- (b)** Further consideration and / or justification of the documents as they relate to the potential impact of the proposed development on the residential amenities of existing adjoining residential amenities in respect of overlooking, daylight and sunlight / overshadowing. The relationship of the development with existing

adjoining development should be illustrated in cross sections and contextual elevations.

Further consideration of these issues may require an amendment to the documentation and / or design proposals submitted.

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 revised assessment of Sunlight, Daylight and Overshadowing, which includes an examination of impacts on adjoining lands and development, including potential impacts on the formal gardens of the Royale Hospital.

2. A detailed assessment of microclimate and in particular wind comfort within private, communal and public amenity spaces, to include rooftop open space. The assessment should also consider any impacts on existing adjoining private and communal amenity spaces. The assessment should assess the effectiveness of any identified mitigation measures to achieve the required comfort criteria.

3. A revised Landscape and Visual Impact Assessment which should:
 - a) Have regard to existing and permitted / proposed development on adjoining lands and give consideration to summer and winter views having regard to the influence of foliage on views in the area.
 - b) Provide an assessment of impact of the development in respect of additional views, including views from:
 - St. John's Road West, to the east of and including the original Heuston Station terminal building.
 - St. John's Road West on the approach to the city from the west.
 - Wolfe Tone Quay.

4. A Social and Community Infrastructure Audit of existing facilities within the area demonstrating how the proposal will contribute to the range of supporting community infrastructure. This should be accompanied by an assessment of the capacity of schools and childcare facilities in the area to accommodate the needs of the proposed development.

5. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
The rationale for the choice of materials should be clearly set out, having regard to the relationship of the development with the Royal Hospital.

6. Landscaping proposals including an overall landscape masterplan for the development site including detail of tree planting, the quantity, type and location of all proposed hard and soft landscaping including details of public lighting, pedestrian entrances and boundary treatments and potential greening of retaining walls in the scheme. Detail shall include a rationale for the planting / vegetation selected having regard to the daylight and sunlight characteristics of the site.

7.
 - (a) A Traffic and Transport Impact Assessment (TTIA) which should consider cumulative impacts with existing and proposed adjoining development. The scope of this assessment should be discussed in advance with Dublin City Council.
 - (b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual. This should incorporate a Quality Audit that includes (i) a Road Safety Audit, (ii) an Access Audit, (iii) a Walking and Cycle Audit.
 - (c) A Parking Strategy and Mobility Management Plan. This plan shall provide a justification for the quantum and design of cycle storage / parking facilities having regard to the provisions of the Apartment Design Guidelines.

(d) The items raised in the report of the Dublin City Council Transportation Planning Division, dated 26th January 2021.

8. Where the applicant is not the legal owner of any land or structure affected by the proposed development, the written consent of the owner to make the application. In particular, confirmation of the consent of the Office of Public Works to the proposed east – west connection between the proposed development site / Heuston South Quarter and the formal gardens of the Royal Hospital Kilmainham should be submitted.

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. Minister of Housing Local Government and Heritage (Development Applications Unit)
2. An Taisce
3. An Comhairle Ealaíon,
4. Heritage Council
5. Fáilte Ireland
6. Irish Water

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
April, 2021