



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-309408-21

Proposed Development: Demolition of all buildings and structures on the site excluding St. Theresa's Church, construction of 403 no. apartments, childcare facilities and associated site works. Former Player Wills Site, land in the ownership of Dublin City Council and land in the ownership of the Diocese of Dublin (Roman Catholic Church), Donore Avenue and South Circular Road, 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. 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) Further consideration/justification of the documents as they relate to the design strategy for Block A, as it relates to the height and design of Block A relative to the adjoining Blocks B and D, and the receiving environment. In this regard, the prospective applicant should satisfy themselves that the proposed design for Block A provides the optimal architectural solution for this site. In addition to the impact on the visual amenity of the surrounding area, the applicant should satisfy themselves that the design and layout of the apartment blocks will prevent any negative impact of the future occupants in the adjoining blocks by way of overlooking. Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, should be submitted.
2. The proposed development shall be accompanied by detailed report providing a justification and rationale for the apartment mix proposed on the site and those other lands within the SDRA 12 masterplan, 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. An Updated Sunlight/Daylight analysis showing an acceptable level of residential amenity for future occupiers, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties.
 4. A detailed phasing plan, including timing of delivery of the multi-use pitch, play area and changing facilities associated with the public open space.

5. An Audit on the retail and professional services either available or permitted in the vicinity of the site, including but not restricted to Cork Street. Details for those uses proposed under Class 1 (shop), Class 2 (financial/professional services) and Class 8 (health services) shall be included in the Audit and include a justification/rationale for proposed uses.
6. A Wind micro-climate study, including analysis of balconies.
7. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
8. A drawing detailing all areas proposed for Taking in charge.
9. Inclusion of a Construction Management Plan within the Traffic and Transport Assessment.
10. A rationale for the proposed car parking provision should be prepared, for both the site and the SDRA 12 Masterplan area, to include details of the quantum of parking proposed, inclusion of electric charging points, car parking management, car share schemes and a mobility management plan.
11. A quantitative and qualitative assessment of the bicycle provision within the site which provides a breakdown of the access for cycle parking, provision of support facilities and the appropriate design of cycle parking areas.

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. Minister for Housing, Local Government & Heritage,**
- 5. Heritage Council**
- 6. An Taisce**

7. Department of Education and Skills

8. Córas Iompair Éireann

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.

Tom Rabbette
Assistant Director of Planning
, 2021