



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-309460-21**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: Demolition of existing substation and perimeter walls and construction of 400 build-to-rent apartments, crèche and ancillary site works.**

**Former Factory site, Finglas Business Centre, Jamestown Road, Finglas, Dublin 11.**

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:

**Zoning and Principle of Development**

1. (i) Further consideration and/or justification of the documents as they relate to the proposal having specific regard to the 'Objective Z6' zoning objective of the site, as set out in the Dublin City Development Plan 2016, where the stated objective is 'to provide for the creation and protection of enterprise and

facilitate opportunities for employment creation'. Justification of the principle of a proposal in which the quantum and proportion of residential development far exceeds the proposed commercial element, having regard section 14.8.6 of the Dublin City Development Plan 2016 which states that 'residential, recreation, and retail uses, will be at an appropriate ratio where they are subsidiary to the main employment generating uses and shall not conflict with the primary land-use zoning objective, nor with the vitality and viability of nearby district centres'.

(ii) In addition, further consideration and/or justification of the documents as they relate to the proposal, which clearly outline how, in the prospective applicant's opinion, the proposal is not premature having regard to the proposed Variation No. 33 of the operative City Development Plan 2016 which relates to the rezoning and designation of the Jamestown lands as an SDRA with guiding principles to be established for land-use and activity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

### **Height and Design Strategy**

2. Further consideration of the documents as they relate to the height strategy for the site and the layout/design of the proposed development. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site provides the optimal architectural solution and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. Ensure all access roads are proposed to site boundary as outlined in red, to avoid an issues of ransom strips.

The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments and local planning policy, the site's context and locational attributes.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

### **Resident Support Facilities and Amenities**

3. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the provision of resident support facilities and amenities and their location within the overall development, having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2020 including the specific planning policy requirements in respect of Build to Rent developments. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) should be submitted.
2. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and

adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.

3. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, 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
4. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020). The number of dual aspect units proposed should be clearly demarcated on a submitted drawing.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections, together with additional CGI's and visualisations showing the relationship between the development and adjacent residential development should be submitted
6. Additional water and wastewater details which addresses the matters raised in the report of Irish Water, dated 23/03/2021 to An Bord Pleanála
7. School Demand and Concentration Report
8. Taking in Charge details
9. Waste Management details
10. Site Specific Construction Management Plan
11. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document, unless it is proposed to submit an EIAR at application stage.

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, as amended:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Health Service Executive

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette  
Assistant Director of Planning  
May, 2021