



An  
Bord  
Pleanála

**Case Reference:  
ABP-310080-21**

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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: 170 no. apartments and associated site works. Former G4S Property, Herberton Road, Dublin 12.**

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. Further consideration of the requirement for a masterplan and associated level of information and consultation required, and further consideration of the impact of the development site on the masterplan area, including consideration of issues related to connectivity, level of pedestrian permeability (number and prioritisation of pedestrian connections), block and street layout, and overall open space layout/strategy.

2. While the site may be considered suitable for high density development and may be able to absorb height and taller elements within it, further consideration/justification of the documents is required in terms of design, height, massing, and materiality of the proposed blocks, including the development's relationship and proximity to boundaries with existing two storey residential dwellings and proximity to the boundary with Z10 zoned lands to the south, and an examination of the impact on the development potential of those lands to the south (particularly where no agreement is reached in relation to the masterplan layout).

The further consideration of these issues may require an amendment to the documents 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. Examination of proximity of blocks to the southern boundary having regard to impacts of design/scale/massing of proposed development on the development potential of the neighbouring site (particularly where no agreement is reached in relation to the block/street layout on neighbouring site to be determined within a masterplan).
2. Examination of proximity of blocks to the north/northwest/northeast boundaries having regard to issues related to residential and visual amenity.
3. An Updated Sunlight/Daylight analysis showing an acceptable level of residential amenity for neighbours of the proposed development as well as future occupiers, which includes details on the standards achieved within adjacent properties and their gardens, and within the proposed residential units, and in private and shared open space.

4. A report that specifically addresses the proposed materials and finishes to the buildings and to the public realm. Particular regard should be had to the requirement to provide a high quality design with sustainable finishes and include details/varied finishes which seek to create a distinctive character for the overall development. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
5. 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.
6. A landscaping plan including details of all proposals for the communal open space. The landscaping plan will clearly indicate the quantum of open space provision having regard to any circulation space.
7. Consideration of maximisation of ground level activity within the development, specifically along the northern frontage of block DEF which addresses the main east-west access street within the development.
8. A Wind Micro-Climate study.
9. A rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
10. 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). The report should have regard to the long term management and maintenance of the proposed development.
11. Response to issues raised in relation to transportation, parks, and water services reports, as set out in Addendum B of the CE Report, received 25<sup>th</sup> May 2021.

- 12.** Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.
- 13.** The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, 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:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland**
- 3. National Transport Authority**
- 4. Minister for Housing, Local Government and Heritage**
- 5. An Taisce**
- 6. The Heritage Council**
- 7. 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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Rachel Kenny

Director of Planning

August, 2021