



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-310800-21**

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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: 131 no. apartments and associated site works.  
Quadrant House, Chapelizod Road, Chapelizod, Dublin 20.**

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.

**Design Strategy**

The prospective applicant should provide further justification and/or detail in relation to the arrangement of the proposed 8 storeys building on the site. In particular, the prospective applicant should provide further justification and/or detail in relation to the following:

- (i) How potential impact on the residential amenity upon surrounding areas has influenced the proposed design, particularly in relation to height.

- (ii) Whether alternative designs have been considered (of varying mass / scale, and/or, proximity to boundary), alongside potential impacts. (To this end, details of such alternatives and options should be submitted).
- (iii) To what extent the preservation of future permeability into the park is realistic, and this is unduly influencing the layout of proposed buildings on the site, in particular where an increase in potential or actual impact arises for neighbouring sites.

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. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). The methodology of the BRE guidelines should be followed and clearly stated within the submitted assessment. Further consideration is required of how the assessment of impact upon existing structures reflects the methodology in the BRE guidelines. Analysis of all proposed units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass (where a stacked arrangement to room use is proposed). APSH analysis of both the proposed accommodation and existing properties should be provided. Overshadowing analysis of all exterior amenity areas both within the development and in surrounding areas should also be provided.

2. A plan showing separation distances between the development to existing adjacent properties should be included, annotating key distances between boundaries, buildings, balconies and windows.
3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public urban plaza proposed.
4. Consideration is required of whether the reliance upon 'semi-private' external space adheres to external private amenity space standards under the Apartment Guidelines. Measures to ensure accessibility, safety and security of rooftop amenity areas should also be confirmed. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required.
5. Clarification of potential impact upon Deerpark wall and protective measures to mitigate these impacts. Additional details are also required in relation to comments from the Archaeology Officer at the Planning Authority.
6. Additional CGIs and photomontages are required, particularly from the Phoenix Park. Photomontages should include winter views.
7. Clarification of the approach to childcare provision is required, that recognises the loss of the existing creche (Magic Moments) on the site as part of the development.
8. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
9. Additional details and/or revised proposals in relation to ecology and landscape, having regard to comments from the Parks, Biodiversity and Landscape Services at the Planning Authority. An ecological impact

assessment should detail any potential impacts upon adjacent sensitive habitats.

10. Additional details and/or revised proposals in relation to comments from Waste Management at the Planning Authority.
11. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.
12. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
13. Additional details and/or revised proposals in relation to comments from Environmental Health at the Planning Authority.
14. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
15. 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.

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. **Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)**
2. **The Arts Council / An Chomhairle Ealaíon**
3. **Fáilte Ireland**
4. **The Heritage Council**
5. **An Taisce – The National Trust for Ireland**
6. **Inland Fisheries Ireland**
7. **Waterways Ireland**

- 8. Irish Water**
- 9. Transport Infrastructure Ireland**
- 10. National Transport Authority**
- 11. Dublin City Childcare Committee**

**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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Rachel Kenny  
Director of Planning  
October, 2021