



An
Bord
Pleanála

Case Reference:
ABP-310816-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 238 no. student bedspaces and associated site works.

No.'s 29b, 30 and 31 Prussia Street, Dublin 7.

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 / justification of the documents as they relate to the design and delivery of a development with a high quality of design and finish, that has due regard to the surrounding streetscape and historic context, designated as a Conservation Area in the current City Development Plan, and to the setting of adjoining protected structures at no. 29 Prussia St. and Grangegorman boundary wall.

In this regard the application should be accompanied by a comprehensive Architectural Heritage Impact Assessment (AHIA), prepared in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (Department of Arts, Heritage and the Gaeltacht). The AHIA should inform the design process for the development, having regard to the prevailing height and grain of development and to the historic building lines and setbacks at this location.

Detailed plan, section and elevation drawings, along with other imagery to assist in understanding the relationship of the development with no. 29 Prussia St. should be provided

2. The relationship of the proposed development with the boundary wall of Grangegorman campus, which is a protected structure, should be clearly described in the application. The application should also describe the function and status of the proposed pedestrian route in the context of the Grangegorman SDZ Planning Scheme.

An accurate photographic and drawn survey of this wall should be provided, including details of conservation repairs to be carried out. The application should include detailed section drawings through the wall illustrating existing and proposed ground levels on either side. The rationale for any proposed interventions in the wall should be clearly set out and any necessary third-party consents to the proposed works should be provided as part of the planning application. The Architectural Heritage Impact Assessment (AHIA) accompanying the application should address the proposed opening in this wall and the cumulative impact of such works in the context of a number of similar proposals in this area.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed 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:

- a) The application should clearly describe how the operational service and delivery requirements of the proposed development will be met within the application site, having regard to the need to avoid on-street set-down areas. A Servicing and Operations Management Plan should be provided in this regard, which should also address the management of seasonal arrival and departures from the development.
- b) A Student Accommodation Management Plan to provide details of the ongoing management of the proposed student accommodation, including any use of the facility as tourist accommodation outside of term.
- c) Further elaboration of the proposed construction methodology in order to obviate potential impacts on adjoining structures, including in particular the protected structures to the southwest and east.
- d) Additional analysis of the visual impact of the development on the surrounding area should be undertaken, to include additional photomontages and CGI's illustrating, in particular, the Prussia Street elevation of the proposed development and its relationship with adjoining development and protected structures, as well as additional views north toward the proposed development.
- e) Further details of the proposed materials and finishes to the scheme. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details, which have due regard to the context and setting of the site. The details to be provided should also include the treatment of roof terraces, courtyards, landscaped areas and the public realm.
- f) A Construction and Demolition Management Plan and an Operational Waste Management Plan should be provided having regard to the inner urban nature of the site. The Construction and Demolition Management Plan should consider the potential for the presence of hazardous materials within existing structures or contaminated soils within the site.
- g) The application should clearly identify the areas intended to be taken in charge by the Local Authority.

- h) The application should clearly demonstrate how the development will limit the potential for overlooking of adjoining residential properties. Additional cross section and contextual elevation drawings should be provided in this regard to demonstrate the relationship with adjoining properties to the north, at St. Josephs Place and St. Josephs Court.

In addition, the relationship between areas of communal open space at upper ground floor levels in Block A and B, and adjoining residential properties to the north and west should be examined having regard to potential impacts on adjoining residential amenity in terms of noise and overlooking.

- i) The application should describe and fully illustrate the relationship between the proposed pedestrian route and ground floor windows and residential accommodation to the side and rear of no. 29. Prussia St. Any proposed boundary treatment should be fully described and assessed in terms of residential amenity and architectural heritage.
- j) The application should clearly identify any right of way across the proposed development site and how this will be accommodated within the proposed development.
- k) A review of the design and layout of cycle parking provision should be undertaken. The application should clearly demonstrate how the required levels of cycle parking can be accommodated within the development and should address concerns regarding accessibility, and the safety and security of users particularly at night.
- l) A report assessing the potential impact of the development on bats and bat activity in the area should accompany the application. The conclusions of the report should be informed by up-to-date survey data for the presence of roosting bats on the site, which should be undertaken at an appropriate time of year.
- m) Application documentation should address the matters raised in internal departmental reports which accompanied the submission of the Planning Authority to An Bord Pleanála, dated 09/08/2021, made in accordance with Section 6(4)(b) of the Act of 2016.
- n) Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being 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, as amended:

- 1. The Minister for Culture, Heritage and the Gaeltacht**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. An Chomhairle Ealaíon**
- 5. Fáilte Ireland**
- 6. Irish Water**
- 7. Transport Infrastructure Ireland**
- 8. National Transport Authority**

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.

Tom Rabbette

Assistant Director of Planning

September, 2021