



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-310833-21

Proposed Development: 134 no. Build To Rent apartments and associated site works. Site bound by Newmarket to the North, Ardee Street to the West and Mill Street to the South, Newmarket, Dublin 8 (including City House and Unit 3, Newmarket, 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. Consideration is required of any matters that have potential to be material contraventions of the Development Plan, with submission of a statement regarding the same if required.

2. The submission of a justification report in relation to BTR use that incorporates a response to likely submissions; data for the locality of the site in terms of housing mix and tenure; management measures; and tenancy details that encourage longer stay (for example: tenancy length, if pets ok, etc.) where possible.
3. Submission of long street elevations to provide context to the proposed design and material finish.
4. The submitted Design Statement should explain the approach to refining and rationalising the elevational appearance of the proposal, including in relation to the top of the building.
5. Explanation of how the quantum and type of internal amenity areas for the proposed BTR use of the site will respond to policy requirements and meet resident's needs.
6. Explanation of whether ground floor units in the proposed development are appropriate in relation to their amenity levels and the overall quality of accommodation provided.
7. A plan annotating separation distances between all windows and balconies / terrace areas, to surrounding areas, and between units in the proposal.
8. Explanation of the aspects from units in the proposed development, avoidance of single aspect north units and description of any necessary compensatory measures.
9. 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. 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, or an explanation given as to why analysis is not required. Explanation should also be provided of whether current surrounding development form, or future approved development form is tested.

10. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Details to be provided of the edge treatment to the courtyard as it adjoins the neighbouring site. 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.
11. Explanation of any cumulative impacts arising during construction stage and mitigation associated with this.
12. A explanation of cultural and built heritage interactions and implications.
13. Details of any existing community / place of worship use on the site and how this will be impacted by the proposed works.
14. Additional details and/or revised proposals in relation to comments from Transportation Planning Division at the Planning Authority.
15. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
16. Additional details and/or revised proposals in relation to comments from the Parks, Biodiversity and Landscape Services at the Planning Authority.
17. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
18. 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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)**
- 2. Fáilte Ireland**
- 3. The Heritage Council**
- 4. An Taisce – The National Trust for Ireland**
- 5. Irish Water**
- 6. Transport Infrastructure Ireland**
- 7. National Transport Authority**

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
October, 2021