



An  
Bord  
Pleanála

**Case Reference:  
ABP-311079-21**

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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 the former "Matt's of Cabra" public house and associated structures, construction of 137 no. Build to Rent apartments and associated site works. The Former "Matt's of Cabra" Public House and lands to the rear, 2A Fassagh Avenue, Cabra, 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. Design Strategy**

Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of:

- (a) The proposed height, scale and massing of the proposal, having regard to its locational context. This should include a contextual layout plan which indicates the layout of adjoining developments, photomontages and cross

sections at appropriate levels, including details of how the proposed development interfaces with contiguous lands (within and outside the applicants ownership/control), adjoining roads and rail line and residential properties.

Particular regard should also be had to creating suitable visual relief in the treatment of elevations and interface with adjacent lands. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application.

- (b) Open Space Strategy.
- (c) Response to the issues raised by the Planning Department of Dublin City Council, as contained in the Planning Authority's Opinion dated 6<sup>th</sup> September 2021.
- (d) Rationale/justification regarding the suitability of the proposed site to accommodate the proposed height and housing mix with regard to the provisions of the Dublin City Development Plan 2016-2022 and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
- (e) In addition to the consideration of local statutory policy and national policy and guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out inter alia in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.

The response should also include a report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details Particular attention is required in the

context of the visibility of the site and to the long-term management and maintenance of the proposed development. A Building Life Cycle report shall also be submitted in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

The further consideration / justification should have regard to, inter alia, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020, the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets 2013; and the Dublin City Development Plan 2016-2022.

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

## **2. Residential Amenities**

Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the potential for overlooking, overshadowing and overbearing impacts on existing adjoining residential properties and proposed residential units within the scheme. The response should include a detailed Sunlight, Daylight and Shadow Assessment of inter alia units proposed, communal open spaces, public open spaces and adjoining lands and properties.

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

## **3. Traffic and Transportation**

Further consideration and/or justification of the documents as they relate to the:

- (a) Access arrangements off Fassaugh Avenue.
- (b) The Car Parking Strategy for the proposed development, having particular regard to the quantum of residential parking proposed, how it is intended to be assigned and managed and measures proposed to address visitor

parking and shared parking with other uses proposed as part of the SHD application.

- (c) Pedestrian and cycle links and connections to public transport routes and cycle/pedestrian infrastructure.
- (d) A response to the issues raised in the Report of the Transportation Planning Division of Dublin City Council, as contained in the Planning Authority's Opinion dated 6<sup>th</sup> September 2021.

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. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the 2020 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
2. A Report that addresses the quantum and quality of services, facilities and amenities proposed having regard to the future needs of the occupants of the proposed development and a Site Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.
3. A report identifying the demand for school and crèche places likely to be generated by the proposal and the capacity of existing schools and crèches in the vicinity to cater for such demand.

4. Wind micro-climate study, including analysis of balconies, pedestrian areas and amenity areas.
5. Ecological Impact Assessment.
6. Address issues raised in the Irish Water Submission dated 18<sup>th</sup> October 2021.
7. A draft Construction Management Plan, draft Construction and Demolition Waste Management Plan and a draft Waste Management Plan and a draft Methodology Statement. These shall include details relation to excavation, enabling works, retaining structures and method of construction and excavations.
8. Response to issues raised in reports contained in Addendum B of the Planning Authority Opinion received by An Bord Pleanála on 6<sup>th</sup> September 2021.
9. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
10. 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.
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, 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. National Transport Authority**
- 3. Transport Infrastructure Ireland**
- 4. Coras Iompair Éireann**
- 5. Commission for Railway Regulation**
- 6. DCC 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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Tom Rabbette

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October, 2021