



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-311461-21

Proposed Development: 593 no. student bedspace accommodation and associated site works. Shanowen Business Centre and Kaybee House, Shanowen Road, Santry, Dublin 9.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:
 - a) Provide further justification in relation to the layout of the overall proposal in relation to the impact on the residential amenity of the existing occupants,

in particular those within Miners Square. In this regard an updated Sunlight/Daylight/Overshadowing analysis is required showing an acceptable level of residential amenity for existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

- b) Provide additional CGIs/visualisations as further justification for the overall design and layout along Shanoween Road, having regard to the impact on the public realm along Shanoween Road and existing residential properties within the surrounding area.
2. Additional plans and particulars detailing all proposed works along the front of the site, along Shanoween Road. Details submitted will include carparking, public realm works and tree planting/removal. All necessary 3rd party agreements shall accompany the documentation.
3. A Taking in Charge Map.
4. An updated Traffic and Transport Assessment including all proposals for set down and serving of the site. The updated transport assessment shall include details of all vehicular and pedestrian movement through the site for the adjoining site (Shanoween House).
5. 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. Transport Infrastructure Ireland**
- 2. National Transport Authority**
- 3. Irish Water**
- 4. The relevant 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.

Stephen O'Sullivan
Assistant Director of Planning
December, 2021