



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-311973-21

Proposed Development: Demolition of structures at the rear and sides of Glebe House, construction of 152 no. apartments, creche and associated site works.

Glebe House and Coruba House Site, Saint Agnes Road, Crumlin, Dublin 12.

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. A report addressing the matters raised in the Transportation Planning report of Dublin City Council, dated 08/12/2021, including inter alia:

- a) A rationale for the level of car parking provision proposed and a Parking Management Strategy, including detail on the allocation of parking spaces by type and by land use.
 - b) A Mobility Management Plan / Travel Plan in respect of the proposed development.
 - c) A Quality Audit in accordance with Advice Note 4 of DMURS.
 - d) Details of the quantum and design of bicycle parking / storage, having regard to the provisions of the guidelines on Sustainable Urban Housing: Design Standards for New Apartments. The design of such parking / storage should consider relevant access and operational requirements.
 - e) A Servicing and Operations Management Plan for the proposed commercial and residential uses.
2. Details of how it is proposed to tie-in / connect to the existing public footpath network along St. Agnes Road, including evidence of consent for any works required in this regard.
 3. A detailed phasing plan, which should include the timing of works to Glebe House, a protected structure.
 4. Detailed section drawings illustrating the relationship between the proposed development and adjoining residential properties.
 5. A report addressing the matters raised in the report of the Dublin City Council Drainage Division in their report dated 03/12/2021.
 6. Drawings identifying the extent of clearly defined public open space and communal and private residential amenity spaces, within the development and identifying those areas intended to be taken in charge by the Local Authority, if any.
 7. A landscaping plan for the site, including proposals for the ground level communal open space to the north and east of Block A.
 8. Detailed proposals for the design and layout of the external amenity space serving the proposed childcare facility which should have regard to its relationship with the adjoining public open space / plaza and the adjoining

pedestrian-cycle route. Proposals in this regard should be fully detailed and illustrated in the drawings and documentation provided.

9. Detailed proposals for the design and management of the proposed pedestrian and cycle connection between Sommerville Avenue and St. Agnes Road.
10. A Building Lifecycle Report in accordance with section 6.13 of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) guidelines which should consider the external materials on all elevations. The report shall also have regard to the management and maintenance of public spaces and access routes to the development
11. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.
The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and justified, and their effect appropriately described and / or quantified.
12. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
13. 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, as amended:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland.**
- 3. National Transport Authority**
- 4. Minister for Housing, Local Government and Heritage**
- 5. Heritage Council**
- 6. An Taisce — the National Trust for Ireland**
- 7. The 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.

Stephen O'Sullivan
Assistant Director of Planning
February, 2022

