



Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0018

Proposed Development: 399 student accommodation bed spaces, associated ancillary areas and a retail café unit with frontage onto Cork Street and Brickfield Lane.

Donnelly Centre, Cork Street, 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.

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 schedule of the proposed floor areas relative to the Development Plan standards, as set out in Section 16.10.7 of the Dublin City Development Plan 2016.
2. Updated/revised 'Internal Daylight/Sunlight Analysis' as referred to in the Consultation Meeting of October 11th 2017.
3. Additional photomontages showing the proposed development in context with adjacent Protected Structures (RPS No.s 2053 and 2054).
4. Clarification of bicycle parking provision, in the context of, inter alia, Development Plan standards and 'future proofing' demand management.

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. HSE
4. Departments of Culture, Heritage and the Gaeltacht (in the interests of architectural heritage protection and archaeological heritage protection)
5. An Taisce-the National Trust for Ireland (in the interests of architectural heritage protection and archaeological heritage protection)
6. Heritage Council (in the interests of architectural heritage protection and archaeological heritage protection)
7. Fáilte Ireland (in the interests of architectural heritage protection)
8. An Comhairle Ealaíonn (in the interests of architectural heritage protection)

Rachel Kenny
Director of Planning
October, 2017