



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0029

Proposed Development: Demolition of former public house and associated structures. Construction of student accommodation (224 no. bed spaces) and associated works. Former “Matts of Cabra”, Faussagh 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. Further consideration and / or justification of the documents as they relate to the scale, form, massing, elevational treatment / expression and finishes of the proposed development, having regard to the context of this elevated site within an established residential area. The further consideration of these issues may require an amendment to the documents and / or design proposals submitted at application stage.
2. Further consideration and / or justification of the documents as they relate to the proposed retail element of the scheme, in particular relating to public accessibility and their availability for use by the wider public. The further

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

3. Further consideration and / or justification of the documents as they relate to the proposed open space provision and public realm. In this regard, the documents should clearly show that the proposed open space is comprised of high quality, functional and accessible areas. In addition, further justification of the documents as they relate to connectivity between the proposed development and the public realm should be included, including justification for the proposed gateway. The further consideration of these issues may require an amendment to the documents and / or design proposals submitted.
4. Further consideration and / or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the extent of communal facilities concentrated at basement level with limited natural light. The further consideration of these issues may require an amendment to the documents and / or design proposals submitted at application stage.
5. Drainage details require further examination having regard to the Pre-Connection Enquiry Report of Irish Water dated 21st March, 2017 submitted by the prospective applicant as part of the Section 5 Pre-Application Consultation request.

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 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. Colour coded drawing indicating individual clusters within the student accommodation scheme.
3. Additional photomontages and cross sections showing the proposed development from various vantage points in the public realm.
4. Lighting Plan.
5. Construction Management Plan.

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:

- Irish Water
- Irish Rail
- Commission for Railway Regulation
- HSE

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 An Bord Pleanála, 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.

Rachel Kenny
Director of Planning
December, 2017