



An  
Bord  
Pleanála

## **S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016**

### **Inspector's Report on Recommended Opinion ABP-302291-18**

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<b>Strategic Housing Development</b>	232 no. student bedspaces, and 32 Build to Rent apts, 2 no. commercial units.
<b>Location</b>	Mill Street, Sweeney's Terrace and Clarence/Mangan Road, Dublin 8
<b>Planning Authority</b>	Dublin City Council
<b>Prospective Applicant</b>	Creedon Group Ltd. and GSA Developments (Ireland) Ltd.
<b>Date of Consultation Meeting</b>	17 <sup>th</sup> September 2018
<b>Date of Site Inspection</b>	12 <sup>th</sup> September 2018
<b>Inspector</b>	Joanna Kelly

## 1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location

- 2.1 The development site has a stated site area in the application form of 0.377ha and is located just outside the boundaries of the Liberties Local Area Plan in Dublin 8. The site is bounded by Mill Street to the north, Sweeney's Terrace to the west. There is a permitted and constructed student accommodation development to the east of the development site. I observed another recently completed student accommodation development on Blackpitts street in close proximity to the site. The area in generally is undergoing transformation. No. 10 Mill Street is a protected structure and has been re-developed and is currently in use as offices. There is a distillery directly opposite the site on Mill street. The area to the west of the site is characterised by traditional two storey residential units. There is a terrace of three two-storey dwellings bounding the site to the west. I observed during site inspection that there may be another two-storey residential property to the rear of one of these properties. It is unclear how the structure is accessed. There is an existing gated access route to the side of the terrace which will provide fire tender access to the development site.

### 3.0 Description of proposed development

The applicant is proposing a residential development comprising of 232 no. purpose built student accommodation bedspaces and 32. no. build-to-rent units and 2 no. commercial/retail units.

The unit mix is as follows:

Table 1: Unit Mix

<b>Student Unit Type</b>	<b>No. of Units</b>	<b>Build to Rent Units type</b>	<b>No. of Units</b>
Studio unit	54	1 bed	28
4 bed unit	1	2 bed	2
6 bed unit	1	3 bed	1
8 bed unit	21		
<b>Total Bed spaces</b>	<b>232 (77 units)</b>	<b>Total BTR Units</b>	<b>31 Units</b>

### 4.0 Planning History

There is extensive history associated with the landholding

**File Ref. No. 3389/05 / PL29S.217613** Permission granted (upheld on appeal subject to revised conditions) for a mixed use residential, retail and commercial development. Development proposed included 211 no. residential units, 16 no. live work units, 10 no. retail/commercial units, a crèche and works to a protected structure at No. 10 Mill Street, then proposed for conversion and use as part of a micro-brewery and restaurant/café/bar. The site area was stated to be 1.03ha with the gross floor area of the proposed development stated at 24,000 square metres. A masterplan was prepared as part of this application.

**File Ref. No. 4313/09/ PL.236752** Permission granted to Creedon Property Services for mixed use development comprising mainly nursing home and including retail and 'own door' office uses (total gross floor space 7,504 square metres) and ancillary development. The nursing home ranged from four to seven stories. The site area was stated as .394ha. This site formed part of the site granted permission under PL.217613.

### **Lands immediately east of current development site**

**File Ref. No. 3475/14/PL.244805** Permission granted in 2015 to Creedon Development Ltd and GSA UK Ltd. for the demolition of all existing structures on site, with the exception of No. 10 Mill Street (a protected structure), adjoining former mission hall structure and contiguous sections of historic brick walls and historic boundary walls to the southern boundary of the site, and the construction of a mixed use student accommodation, office, retail and restaurant/event space development totalling 18,796 sq.m gross floor area and including the restoration of No. 10 Mill Street (protected structure) and the adjoining former mission hall.

The proposed development will comprise a total of 96 number student accommodation units (including 36 number studio units) providing a total of 406 number student bed spaces, together with ancillary student accommodation facilities including social space, gym, laundry facilities, management office, (15,093 square metres gross floor area in total), including the provision of a single-storey pavilion building for student and community uses (65 square metres); four number retail/commercial units ranging in size from 35 square metres to 201 square metres gross floor area, 539 square metres gross floor area in total); new office space (2,137 square metres gross floor area); the restoration, adaptation and reuse of number 10 Mill Street (a Protected Structure) as a restaurant/café/multi-purpose event space (507 square metres gross floor area) and adjoining former Mission Hall for office use (520 square metres gross floor area). The proposed development is arranged in a total of five new blocks (A, B, C, D, E) which range in height from four number storeys to seven number storeys with setbacks at various levels, and a basement plant area (313 square metres) under Block C (located centrally within the site).

Lands generally bound by Mill Street (to the north), Sweeney's Terrace/Clarence Mangan Road (to the west), Warrenmount Lane (to the east), and the grounds of Warrenmount Convent (to the south) and including No. 10 Mill Street (a protected structure) and former mission hall at Mill Street, Newmarket, Dublin 8. This site has an area of 1.0403 hectares.

**File Ref. No. 2440/16** Permission granted for amendments to previously permitted development File Ref. No. 3475/14 /PL.244805. The proposed modifications provide for the increase in the total number of permitted student accommodation units to 112 no. (from 107 no.) including 53 no. studio units (increased from 51 no.) to provide a total of 406 no. student bed spaces together with associated modifications to ancillary student accommodation facilities and ground floor retail/commercial units. No changes were made to maximum height of Blocks A, B, C and E. the principal modifications include the insertion of a mezzanine level between ground and first floor level of Block C and part of Block B and E, modifications to all elevations, reconfiguration of entrance to retail/commercial units of the northern elevation of Block A onto Mill Street.

#### **No. 10 Mill Street**

**File Ref. No. 2772/17** Permission to grant a change of use of permitted use as restaurant/café and multi-purpose use, granted under Dublin City Council Ref. No. 3475/14 and PL.244805 to offices on basement, ground and first floors and the addition of a single internal door to existing openings on each of the basement floor, ground and second floor at no. 10 Mill Street, Protected Structure.

## **5.0 National and Local Planning Policy**

### **5.1. National**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission from the planning authority, I am of the opinion, that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Design Manual for Urban Roads and Streets' (DMURS)

- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- ‘Childcare Facilities – Guidelines for Planning Authorities’
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.
- ‘Guidelines on Residential Development for 3<sup>rd</sup> Level Students (both 1999 and July 2005 versions)
- ‘National Student Accommodation Strategy, Department of Education and Skills’ 2018.

## 5.2. Local Policy

5.2.1 The Dublin City Development Plan 2016-2022 provides the overarching strategic framework for the city.

The site a land use zoning ‘**Z10** - To consolidate and facilitate the development of inner city and inner suburban sites for mixed uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.’ The Plan provides that “lands zoned Z10 will cater for a relatively intensive form of development, and the range of uses permitted will be similar to Z5 but not as intensive or wide-ranging, reflecting the location of the sites and interactions with surrounding established land-uses.”

Chapter 15 of the plan deals with ‘Strategic Development and Regeneration Areas: Guiding Principles for Development’. Section 15.1.1.19 refers to SDRA 16 Liberties and Newmarket Square and includes:

It is noted that part of the lands zoned Z10 around Newmarket Square, south of Mill Street, are not included within the LAP boundary. It is considered that the guiding principles of the LAP shall extend to include this area.

Overall guiding principles/objectives of the LAP:

1. To improve the quality of life so that the Liberties area becomes a great place for people to live, work and visit.
2. To provide for appropriate social and community infrastructure to support the existing population, which is growing and becoming increasingly diverse.
3. To provide for a wide diversity and choice of housing that can cater for families and older people by including options for mixed tenure and a range of housing types and unit sizes.
4. To stimulate the local economy and to include a critical mass of appropriate development and investment to provide significant employment opportunities, including in the digital media sector, as the Digital Hub has the potential to rejuvenate the economic profile of the Liberties.
5. To recognise the unique role the Liberties plays in Dublin's character and to ensure that regeneration safeguards a strong sense of community identity.
6. To identify and protect the distinctive heritage of the area and encourage sustainable and innovative re-use of historic spaces and structures.
7. To ensure that the individual character of different areas within the Liberties is protected and enhanced by contemporary and high-quality design of new buildings.
8. To promote the principles of good urban design including improving connectivity and enhancing the legibility and permeability of the Liberties in relation to the wider cityscape.
9. To create a high-quality network of public spaces, parks and streets.
10. To promote sustainable modes of transport by making them convenient

and attractive, including walking and cycling routes, and by facilitating the provision of public transport infrastructure and optimising its use.

11. To improve and encourage the cultural and tourist offer of the area.

12. To encourage environmental sustainability by improving biodiversity, facilitating recycling, and minimising the use of non-renewable resources including energy.

#### 5.5.12 Student Accommodation

To plan for future expansion of third-level institutions and to accommodate growth in the international education sector, there is a need for appropriately located high quality, purpose-built and professionally managed student housing schemes, which can make the city's educational institutions more attractive to students from Ireland and abroad, and can also become a revitalising force for regeneration areas.

It is a policy of the plan to

**QH31:** To support the provision of high-quality, professionally managed and purpose built third-level student accommodation on campuses or in appropriate locations close to the main campus, in the inner city or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with the 'Guidelines for Student Accommodation' contained in the development standards.

**Variation No. 3** (September 2017) to the Dublin City Development Plan gives effect to the amended wording of Section 16.10.7 Guidelines for Student Accommodation.

#### 5.2.2 Liberties Local Area Plan

The site is located just outside the boundaries of this LAP. However, Section 1.2 contains overarching objectives for the Liberties which include "to ensure that the individual character of different areas within the Liberties is protected and enhanced by contemporary and high quality design of new buildings and to promote the



principles of good urban design including improving connectivity and enhancing the legibility and permeability of the Liberties in relation to the wider cityscape”.

Section 7.8 deals with significant redevelopment sites and include Newmarket which the development site bounds to the south.

## 5.0 **Forming of the Opinion**

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submission and the discussions which took place during the tripartite consultation meeting. I will provide a brief detail on each of these elements hereunder.

### 5.1 **Documentation Submitted**

- 5.1.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.
- 5.1.2 The information submitted included *inter alia*: a completed Application form and cover letter including Irish Water Letter; Consent Letters; Civil Engineering Infrastructure Report; Environmental report; Appropriate Assessment Screening Report; Planning Report and Statement of Consistency; Architectural Desktop report; Ecology report; Socio-economic report; Transport Statement; Urban Design report; Landscape Design report; Engineering Drawings; Architect Drawings; Landscape Drawings.
- 5.1.3 I have reviewed and considered all of the documents and drawings submitted.

## 5.2 Planning Authority Submission

5.2.1 In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Dublin City Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 4<sup>th</sup> September 2018.

5.2.2 The planning authority's opinion included the following matters:

- Details of planning history associated with the site and adjoining site
- **Zoning** - The site is zoned 'Z10' 'to consolidate and facilitate the development of inner city and inner suburban sites for mixed uses, with residential the predominant uses in suburban locations, and office/retail and residential the predominant uses in inner city areas'.
- **Liberties local area plan** – The site is located just south of the boundary of the Liberties local area plan with Mill Street forming the boundary of the LAP. The subject site and the adjoining student accommodation is referenced in the LAP document under Significant Redevelopment Sites, 7.8 Newmarket. There is an objective to restore no. 10 Mill Street as one of the last remaining 'Dutch Billies' in Dublin. Under the LAP the height objectives for the north side of Mill Street is indicated as 5 to 6 storeys rising to 7 storeys from the corner of Ardee Street opposite the subject site.
- **Liberties and Newmarket Square** – Overall guiding principles/objectives of the LAP are set out.
- **Employment, Enterprise and Economic Development Sectors** – Reference is made to policy CEE19 to inter alia promote Dublin as an international education centre/study city as set out in national policy.
- **Proposed development** – All the build-to-rent apartments are single aspect. Provision of subsurface commercial/retail level requires clarification in particular with regard to access arrangements. Having regard to the redevelopment of the neighbouring site, the requirement for urban renewal on the subject site and the need to create a profile on the streetscape, the proposed plot ratio and site coverage are considered acceptable.

- **Height** – The proposal is within the maximum height threshold for a residential building in the inner city of Dublin. The proposal takes cognisance of its immediate setting by the Build to Rent stepping up from its two storey neighbours and Block B providing a transition between the 5 to 7 storey Block A to step down to four storeys to address no. 10 Mill Street.
- **Guidelines for Student Accommodation** – Reference is made to the guidelines in the plan.
- **Variation (No. 3) of Dublin City Development Plan** – This variation requires applicants to provide evidence of student accommodation in an area to allow consideration of whether there is an overconcentration of facilities in an area of 1km.
- **Student Demand and Concentration Report** – The total Purpose Built Student Accommodation within 1km is 4,625, The population within the 1km radius is indicated as 36,415 (Census 2016) representing 11.5% of the total population. The location is considered ideal for access to third level colleges in City. The provision of student accommodation would provide safe and suitable accommodation for students/tourists/visitors with the reassurance to the local community that the managed character of such a facility would counter anti-social behaviour amongst student tenants. No student management plan was submitted.
- **Layout, Design and Materiality** – No sunlight/daylight analysis or shadow study has been submitted. Areas of concern relate to the northern courtyard and accommodation in the vicinity of the pinch points between Block A and Block B and Block A and the BTR block and the bedrooms in Block C and D lit by a lightwell. No objection to the general layout of the development. Concerns regarding the relationship between the amenity space for the BTR units and that for the student accommodation and this should be clarified. The BTR units are for the purpose of long-term rental housing and will be subject to a long-term covenant or legal agreement in accordance with SPPR7. Concerns are raised about the entrance and elevational treatment of BTR units. The upper floors would benefit from the introduction of some variation and a greater modelling of this façade. No visual impact analysis submitted and are required along with photomontages.

- **Conservation** – The conservation officer recommends further details are provided to ensure works are fully described. Clarity if works are to be carried out on the existing high southern boundary wall adjacent to Poddle River. Details required including photomontage view from the historic arched entrance off Mill Street looking south towards the undercroft beneath Block B and the northern gable of Block C to indicate the relationship between no. 10 Millstreet and the new development.
- **Statement of Consistency** – Statement is comprehensive and provides sufficient rigorous assessment of the proposal in the context of relevant policy.
- **Appropriate Assessment** – A screening report has been submitted and concur no likely significant effects are likely to arise.
- **Conclusion** – Number of issues to be considered including submission of a Student Accommodation Management Plan, sunlight/daylight and shadow study. Clarification regarding the relationship between amenity space for the BTR units and that for student accommodation. Consideration of design and treatment of the BTR block including the entrance area. A full visual impact assessment is required.

**Housing Section** – Developer has previously engaged with the Housing Department in relation to the development and are aware of the Part V obligations pertaining to the site.

**Parks and Landscape Services** – The bank of the River Poddle is of biodiversity value with recorded bat presence, birds and a diversity of plant species. Considering its location in the inner city a higher value must be placed on this part of the site for conservation of nature in the site. Development proposals indicate the removal of existing trees and existing vegetation to the river bank as well as buildings in close proximity to the river protected by a new flood protection wall. This will negatively impact on the existing biodiversity value as well as greening value of this river bank-side area and is contrary to the City Tree Strategy and Development Plan regarding the retention of trees. Object to proposal and recommend that the building and landscape layout is redesigned to retain and

enhance biodiversity value. Provision of artwork on gable wall is welcomed but should be good quality. It is recommended that the paving surface should be upgraded to natural stone within the courtyard area.

**Transportation Planning Division** – The cycle parking along Clarence/Mangan Road/Sweeney Street is located outside the red line boundary. Details regarding the type and frequency of service vehicles to the development should be provided. Auto track drawing for refuse vehicle movements required. A residential travel plan shall be prepared and submitted for the BTR units and shall address the mobility requirements of future residents and should promote use of public transport. Applicant to provide rationale for the non-provision of car parking associated with the BTR units. Footpath of 2m minimum to be provided to Mill Street and Clarence Mangan Road/Sweeney Terrace.

**DCC Drainage** – A Flood Risk Assessment for the site is required. Surface water outfall manhole appears to be outside the site boundary and should be within the red line boundary.

### 5.3 **Submission from Irish Water**

A submission was received from Irish Water and is available on file. In summary, the submission states that a Confirmation of Feasibility for this development issued and the applicant must carry out upgrades to facilitate the water connection to Irish Water infrastructure. The upgrade works include valve and cross connection installation.

### 5.4 **Submission from Development Applications Unit**

A submission was received from the DAU and is available on file. With regard to archaeology it is noted the site is located within the Zone of Archaeological Potential. The Department concurs with the recommendation for archaeological monitoring of the areas of the site that have not been subject to previous monitoring or testing.

## **Consultation Meeting**

- 6.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on 17 September 2018, commencing at 11.00 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.2 The main topics raised for discussion at the tripartite meeting were as follows:
1. Development Standards to include design, layout and access to amenities
  2. Visual Impact to include impact on architectural heritage and consideration of issues raised in Conservation Officer's report.
  3. Residential Amenity to include overlooking, sunlight/daylight analysis and shadow impact assessment.
  4. Landscaping and recreational amenity to include biodiversity
  5. Water Services
  6. Any other matters
- 6.3 In relation to Development Standards to include design, layout and access to amenities ABP representatives sought further discussion/elaboration on the site's context and guiding principles in the development plan and the standards set out in national guidelines and the Dublin City Development Plan in respect of student accommodation and Build-to-rent apartments.
- 6.4 In relation to Visual Impact including architectural heritage and consideration of the Conservation Officer's report, ABP representatives sought further discussion/elaboration on the potential impact of the proposal on the protected structure and archway and suggested that CGI's would be required.
- 6.5 In relation to residential amenity to include overlooking, sunlight/daylight analysis and shadow impact assessment, ABP representatives sought further elaboration/discussion on impact on residential amenity in particular the potential for overlooking to properties on Sweeney Terrace, and the need for sunlight/daylight analysis for the proposed development.

- 6.6 In relation to Landscaping and recreational amenity, ABP representatives sought further discussion/elaboration on this issue having regard to the concerns of the Parks Department.
- 6.7 In relation to Water Services, ABP representatives sought further elaboration/discussion regarding the proposed upgrade works required to facilitate the proposed development as outlined in the submission from Irish Water.
- 6.8 In relation to AOB, ABP representatives sought further elaboration/discussion on Part V agreement, Site Specific Flood Risk Assessment including the issue of displaced waters. It was also suggested that there should be consistency between all documents/information submitted with any application, in particular the Urban Design Statement.
- 6.9 Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-302291-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## **7.0 Conclusion and Recommendation**

- 7.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy via the statutory plan for the area.

- 7.3 Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage as set out in the recommended Opinion below.
- 7.4 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.5 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 8.0 Recommended Opinion

- 8.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**



8.3 In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Standards to include design, layout and access to amenities

Further consideration/clarification of the documents as they relate to the site's context in particular, the relationship of this site with the adjoining student accommodation development to the east. Further consideration of the elevational treatments and how the proposed design contributes and enhances the overall streetscape of Mill Street and Sweeney Terrace having regard to the guiding principles contained in Chapter 15 of the Dublin City Development Plan 2016-2022 and the overarching objectives of the Liberties Local Area Plan.

Consideration should also be given to the provision of facilities and amenities to serve both the student accommodation and the build-to-rent accommodation having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2018 including the specific planning policy requirements in respect of Build to Rent development and the provisions of the Dublin City Development Plan in respect of student accommodation. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

2. Water infrastructure constraints

Consideration /clarification of the documents as they relate to the requirement for the upgrade works to the water network as outlined in the letter from Irish Water.

3. Impact on existing Residential Amenity

Further consideration of documents as they relate to the potential for overlooking and/or overshadowing of existing residential properties along Sweeney Terrace. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

8.4 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. Photomontage images and cross-sections at appropriate intervals to illustrate the visual impact on the protected structure at No. 10 Mill Street and the adjoining arch, changes in levels on site, the creation of new public realm areas and the relationship of the proposed development with the existing adjoining student development.
2. A site-specific flood risk assessment that adequately addresses the potential for displaced waters as a result of the proposed development. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.
3. A site layout plan indicating the full extent of any existing and/or proposed way leaves within the site.
4. A site layout plan indicating how access is currently provided and will be provided, if relevant, to the existing structure to the rear of the terraced residential units on Sweeney Terrace.
5. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be

submitted. A cross section to the Poddle River indicating any changes to levels at this location should be submitted.

6. Details in respect of the proposed commercial units including inter alia, the access arrangements for servicing units.
7. Relevant consents to carry out works on lands which are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

8.4 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. The Heritage Council
3. Department of Culture, Heritage and the Gaeltacht
4. An Taisce – the National Trust of Ireland
5. An Chomhairle Ealaíon
6. Fáilte Ireland
5. Inland Fisheries Ireland

**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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Joanna Kelly

Senior Planning Inspector

24<sup>th</sup> September 2018