



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307475-20

Strategic Housing Development

Demolition of existing warehouses and dwelling, retention of Hendrons' Building and construction of 296 no. shared living residential units and associated site works.

Location

Hendrons' Building (a protected structure) and wider site, 36-40 Dominick Street Upper, Dublin 7.

Planning Authority

Dublin City Council

Prospective Applicant

Western Way Developments Ltd.

Date of Consultation Meeting

16th September 2020

Date of Site Inspection

21st August 2020

Inspector

Conor McGrath

Contents

1.0	Introduction.....	3
2.0	Site Location and Description	3
3.0	Proposed Strategic Housing Development.....	3
4.0	Planning History	4
5.0	Relevant Planning Policy	5
6.0	Section 247 Consultation(s) with Planning Authority	10
7.0	Submissions Received	10
8.0	Forming of Opinion	11
9.0	Planning Authority Submission	12
10.0	The Consultation Meeting.....	15
11.0	Conclusion.....	18
12.0	Recommended Opinion	19

1.0 Introduction

- 1.1. 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 and Description

- 2.1. The subject site, with a stated area of 0.33ha, occupies a corner location bounded by Dominick Street Upper to the southwest, Western Way to the west and north and Palmerstown Place to the east. It is currently occupied by a four-storey modernist building fronting Dominick Street Upper, Hendrons, which is something of a local landmark. This is a protected structure. To the rear of this structure are a range of vacant industrial and storage buildings. The northern and western areas of the site are under hardstanding, with access from Dominick Street Upper and a secondary access from Palmerstown Place. To the east of Hendrons is no. 36 Dominick Street, a corner two-bay three-storey over basement house built c.1850,
- 2.2. The site boundary to Western Way is a high stone wall, identified as a protected structure in the City Development Plan, along with a section of railings to Palmerstown Place. Palmerstown Place comprises terraced two-storey over lower ground floor houses. These are identified on the NIAH as being of regional importance.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development is described as follows:

- Retention and re-use of the existing Hendrons building and adjacent railings (protected structure), including alterations and additions and an additional storey (resulting in a 5 storey building [Block B]);
- Construction of 4 no. additional buildings on site including;
 - Block A fronting Palmerston Place (4 – 5 storeys),
 - Block C on the corner of Dominick Street Upper and Western Way (9 storeys),
 - Block D fronting Western Way (8 storeys) and
 - Block E fronting Western Way (5-6 storeys);
- Internal Amenity Space (including neighbourhood uses) of 1,916.3-sq.m. within the Hendrons Building and throughout the site including; living, kitchen dining areas, shop/café, gym, yoga/TRX studio, co-working space, sky lounge, laundry, cinema, waste management facilities, bicycle repair station and lounge areas.
- External amenity space totalling 1364.4sqm is provided in the form of 2 no. roof terraces, a central courtyard and entrance plaza.
- Provision of an ESB substation, landscaped areas, sedum roofs and all ancillary site development works.

4.0 Planning History

PA ref. 3938/08 ABP PL29N.233677

Permission refused on appeal for development comprising the demolition of the existing structures on the site and construction of a mixed-use scheme ranging in height from 1 to 14 storeys over basement, in 3 blocks arranged around a central landscaped courtyard. The development provided 48 no. apartments; 4 no. live/work units; 32 no. apart-hotel units; offices, a neighbourhood shop; artists gallery/studio and restaurant. The development required alterations to traffic circulation patterns on the surrounding streets.

The reasons for refusal:

1. Having regard to the elevated, prominent position of the site, in the vicinity of a number of significant protected structures and adjacent to a residential conservation area, the proposed development would, by reason of its design, height, scale and mass, be visually obtrusive, would seriously injure the visual amenities of this sensitive area and would constitute overdevelopment of this site. The Board was not satisfied that the quality of the design of the proposed development would justify the demolition of the 'Hendron' building, a building of some architectural character.
2. Having regard to the height, scale and mass of the proposed development, it is considered that the proposal would seriously injure the residential amenities of the area by reason of overshadowing, overlooking and would be visually overbearing. Furthermore, the proposed development would not provide adequate amenity for future residents, given the extent of overshadowing of the communal courtyard.
3. Having regard to the restricted width of Palmerston Place and Middle Mountjoy Street and the right-angle bend on Palmerston Place, the Board is not satisfied that the location of the proposed vehicular access is the optimal for this site.

5.0 Relevant Planning Policy

5.1. National and Regional Policy

5.1.1. National Planning Framework 2018-2040

National Strategic Outcome 1, Compact Growth, recognises the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 2A identifies a target of half of future population growth occurring in the cities or their suburbs. Objective 3A directs delivery of at least 40% of all new housing to existing built-up areas on infill and/or brownfield sites.

Objective 13 is that, in urban areas, planning and related standards including in particular building height and car parking will be based on performance criteria that

seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

5.1.3. Regional Spatial and Economic Strategy for the Eastern and Midland Region

RPO 4.3 seeks to “support the consolidation and re-intensification of infill / brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.”

Section 5.3 identifies guiding principles for development of the metropolitan area, which include:

Compact sustainable growth and accelerated housing delivery – To promote sustainable consolidated growth of the Metropolitan Area, including brownfield and infill development, to achieve a target to 50% of all new homes within or contiguous to the built-up area of Dublin City and suburbs, and at least 30% in other settlements. To support a steady supply of sites and to accelerate housing supply, in order to achieve higher densities in urban built up areas, supported by improved services and public transport.

5.2. **Section 28 Ministerial Guidelines**

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

- Urban Development and Building Heights, Guidelines for Planning Authorities
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Delivering Homes, Sustaining Communities (2008) and the accompanying Best Practice Guidelines- Quality Housing for Sustainable Communities;

- Design Manual for Urban Roads and Streets (2013);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Smarter Travel – A New Transport Policy for Ireland (2009-2020);
- Architectural Heritage Protection Guidelines, Dept. of Arts Heritage and the Gaeltacht (2011)

5.3. Local Policy – Dublin City Development Plan 2016-2022

The subject site is zoned Neighbourhood Centre Z3, with an objective ‘To provide for and improve neighbourhood facilities’.

These are areas that provide local facilities such as small convenience shops, hairdressers, hardware etc. within a residential neighbourhood and range from the traditional parade of shops to neighbourhood centres. They may be anchored by a supermarket type development of between 1,000 sqm and 2,500 sqm of net retail floorspace. They can form a focal point for a neighbourhood and provide a limited range of services to the local population within 5 minutes walking distance.

Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened, where necessary.

Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. When opportunities arise, accessibility should be enhanced.

Lands to the east in Palmerston Place are zoned Z2, To protect and / or improve the amenities of residential conservation area.

Residential conservation areas are noted to have extensive groupings of buildings and associated open spaces with an attractive quality of architectural design and scale. The overall quality of the area in design and layout terms is such that it requires special care in dealing with development proposals which affect structures in such areas. The general objective for such areas is to protect them from

unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area.

Policy SC13, promotes sustainable densities, particularly in public transport corridors, which will enhance the urban form and spatial structure of the city, are appropriate to their context, and which are supported by a full range of community infrastructure.

Chapter 4 defines Mid-rise buildings as up to 50m and taller buildings as being above 50m. Policy SC16, recognises the low-rise nature of the city while recognising the potential and need for taller buildings in a limited number of locations.

Chapter 5 sets out policies for quality housing.

QH6 encourages attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures. QH7: To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

QH8: To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.

QH17: To support the provision of purpose-built, managed high-quality private rented accommodation with a long-term horizon.

Protected structures identified in the City Development Plan include Hendrons building and railings on its western side adjoining Dominick Street upper, the boundary wall to Western Way, and two properties opposite the site on Dominick Street Upper, no.'s 41 and 42.

Policy CHC2: To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:

- (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest
- (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances
- (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials
- (d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure
- (e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works
- (f) Have regard to ecological considerations for example, protection of species such as bats.

Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.

Chapter 16 deals with Development Standards: Design, Layout, Mix of Uses and Sustainable Design, and section 16.10 deals with Standards for Residential Accommodation.

Section 16.7.2 sets a general height limit of 28m commercial or 24m residential in the inner-city area.

6.0 Section 247 Consultation(s) with Planning Authority

A number of pre-application consultations with the planning authority took place in September and November 2019 and January and May 2020.

The nature of the development under discussions changed during this process, comprising 374 no. student accommodation bedspaces in early discussions.

Issues raised in discussions included:

- Retention of existing Hendron's building – (proposed) protected structure.
- The mix of uses proposed having regard to the neighbourhood centre zoning objective.
- Form of the extension to Hendron's.
- Interventions to the fabric of Hendrons, including measures to facilitate ventilation.
- Relationship between Hendron's and proposed adjoining blocks.
- Impact on adjoining residential amenities in terms of overlooking, noise.
- Impacts on Palmerston Place.
- Treatment of elevations to Western Way.
- Materials and finishes proposed.
- Level of shared kitchen / living dining space provision.
- Level of amenity space provision and the promotion of "communal living".
- Quality of courtyard amenity space.

7.0 Submissions Received

- 7.1. Irish Water confirm that they have issued a Confirmation of Feasibility for connections to the Irish Water networks in respect of the of 330 bed spaces on the site. The receiving wastewater sewer is combined and the development has to incorporate Sustainable Drainage Systems/ Attenuation to reduce inflow into the combined sewer. Full details to be agreed with LA Drainage Division.

8.0 Forming of 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 submissions and the discussions which took place during the tripartite consultation meeting. I provide brief detail on each of these elements below.

8.1. Documentation Submitted

- 8.1.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia,

Cover letter prepared and fee payment	Completed Application Forms for a S.5 Pre-Application Consultation Request
Site Location Map and Site Layout Maps;	Architectural Drawings and Schedule of Drawings;
Design Statement;	Statement of Consistency with Planning Policy
Shared Accommodation Demand Report;	Engineering Drawings
Landscape Masterplan and Maintenance Plan	Engineering Assessment Report (including DMURS) - Appendix A Irish Water letter Confirmation of Feasibility
Flood Risk Assessment Report	Traffic and Transport Assessment Report
EIA Screening Report	Desktop Archaeology Report
Conservation Assessment	Conservation Development Strategy

Draft Construction Management Plan;	Technical Note - Construction Waste Management Plan;
Technical Note - Operational Phase Waste Management Plan;	Daylight, Sunlight and Overshadowing Study;
Visual Impact Assessment	Verified Views
Ecological Impact Assessment Report	AA screening Report
Bat Survey	Tree Report
Energy Statement	

8.1.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and relevant guidelines issued by the Minister under section 28 of the Act of 2000. Section 5(6) requires that where the proposed development would materially contravene the development plan or local area plan, as the case may be, other than in relation to the zoning of the land, then the statement provided for the purposes of subsection (5)(b)(i) shall indicate why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

8.1.3. A Statement of Consistency as required under S.5(5) has been submitted with the pre-application consultation documentation. A Material Contravention Statement under S.5(6) was not submitted in this case. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

8.2. Planning Authority Submission

8.2.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dublin City Council have submitted a copy of the record of their section 247 consultations with the prospective applicant and their opinion in relation to the proposal. These were received by An Bord

Pleanála on 30/07/2020. The planning authority provide details in relation to four pre-planning meetings with the applicants between September 2019 and May 2020.

8.2.2. A detailed and comprehensive Planning Report has been submitted which notes the following points:

- Having regard to the location of the proposed development wherein there is an identified housing shortage, there is a need for such type of accommodation.
- This is an appropriate location for shared living accommodation and the proposal would not be to the detriment of the supply of quality urban apartment development and would add to the varied residential offering in the area.
- Given its central location combined with numerous public transport facilities, which are situated in close proximity, the subject property represents an underutilised site and a higher plot ratio is acceptable in this instance, subject to an appropriate design response and protection of the surrounding residential amenities.
- Height is in excess of development plan standards for inner city areas and is assessed in accordance with the criteria set out in the Building Height Guidelines.
- The mix of uses is acceptable.
- Measures to increase active frontage have the potential to enhance the urban design context for public spaces.
- Reduced daylighting to courtyard areas should be fully assessed.
- Internal daylighting would appear to meet BER Daylighting standards.
- There are concerns regarding render finish on corner of Dominick Street block.
- 5-storey element of Block A projecting north into open space will negatively impact on its amenity value and should be omitted.
- The concerns of the Conservation Departments regarding the the height of block A are noted, however, subject to detailed design changes the height and form is acceptable for this corner and for Palmerston Place.
- The proposed additional set back floor to the Hendrons building is acceptable subject to detail approval on finishes.
- Some concerns regarding material choices.
- Additional design work is required to reduce the potential for Blocks C, D and E to appear monolithic or overly horizontal, including greater visual separation.

- In principle, the design approach taken is acceptable and the development has the potential to respect and enhance its context and to create new compositions and points of interest within this area of varied cityscape.
- There is a significant shortfall in provision of LKD provision. The number of occupants per LD should be reduced.
- There should be additional bulk storage provision.
- A number of managed visitor bedrooms should be provided.
- There are serious concerns relating to the outdoor amenity spaces proposed. The two-roof terrace will have limited recreational amenity value and there should be direct access from the adjoining shared living space to seventh floor terrace.
- Sunlighting to the courtyard is deficient.
- It is of limited recreational value being an access way and not providing the opportunity to experience a shared outdoor community environment. The omission of the northern section of Block A would provide increased areas in a high quality outdoor space.
- The Conservation Planning Section requested additional details to be submitted with any application.
- Provision for cycle parking is deficient and motorcycle parking should be provided for.

8.2.3. Conclusion

There are outstanding issues to be addressed in order to provide a reasoned and justified conclusion as to the appropriateness of this high-density co-living scheme:

- 1) Aspects of the design to be subject to further consideration:
 - a) Elevation of Blocks C, D and E to Western Way.
 - b) The treatment of the corner of Palmerston Place and Dominick St.
 - c) Door and fenestration treatment to Hendrons.
 - d) Increased active frontage on the ground floor of the Hendrons Building.
 - e) An increase the amount of usable amenity space at ground level by omitting the section of Block A that projects into the amenity area.
 - f) Revised materials and finishes.

- 2) There is serious under-provision of communal Living/Kitchen/Dining Areas.
- 3) A shortfall in the provision of residential support services.
- 4) Provision of additional outdoor and sport amenities in an enlarged amenity space.
- 5) Provision of 70% green roofs.
- 6) Further specific details in relation to Building Conservation.
- 7) Further specific in relation to Transportation, including increased cycle parking and associated facilities, provision for motorcycle parking and the requirement for improvements to the surrounding pedestrian environment and connectivity.

Appendix 1 Reports

A. Parks and Landscapes Services Division

B. Drainage Division

C. Transportation Planning Division

D. Conservation Planning Division

E. Biodiversity Officer

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

8.3. The Consultation Meeting

8.3.1. A Section 5 Consultation meeting took place via Microsoft Teams on Wednesday 16/09/2020. 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. The main topics raised for discussion at the tripartite meeting were as follows:

1. Development Plan Policy - Zoning & Building Heights.
2. Design Strategy – Heights, Elevation treatment and materials.

3. Relationship with Protected Structures
4. Relationship with Palmerston Place and Right of way.
5. Internal residential amenity.
6. Bicycle and motorcycle parking.
7. AOB

8.3.2. In relation to Development Plan Policy - Zoning & Building Heights, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Compliance with the Z3 Neighbourhood Centre zoning objective and a rationale for the mix of uses proposed on the site.
- Demonstrate how public access will be provided and managed.
- The potential for proposed building heights to contravene the building height limits set out in the City Development plan

8.3.3. In relation to Design Strategy – Heights, Elevation treatment and materials, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The approach to the design and the identification of building heights proposed for the site.
- The relationship of Blocks C, D and E with Western Way and the need to provide greater articulation along this elevation.
- The relationship of Block C with the Hendron's Building and the need to avoid detracting from the setting of the protected structure.
- The requirement for greater levels of detail on the choice of materials and consideration given to their durability.
- Additional visual imagery to demonstrate the relationship with Western Way.

8.3.4. With regard to the Relationship with Protected Structures, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The architectural rationale and design approach in respect of the additional floor to Hendron's, not otherwise addressed in the conservation documentation. Consider addressing this through the submission of an Architectural Heritage Impact Assessment.
- Materials and finishes for the extension, which will be critical to its success.

8.3.5. In relation to the Relationship with Palmerston Place and Right of way, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The design approach in respect of the building at the corner of Dominick Street / Palmerston Place, replacing no. 36, including the choice of materials.
- Potential impacts on the protected structure, Hendrons, from the increased height of development on this site, including impacts on fourth floor windows.
- The rationale behind the location of the ESB substation and the treatment of the Western Way boundary wall (protected structure) in providing access thereto.
- Ownership of the right-of-way to Palmerston Place and clarification of any proposed use of this lane.

8.3.6. In relation to Internal Residential Amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The apparent shortfall in the extent of communal facilities within the scheme, including communal amenity areas and shared Kitchen,/ Living / Dining spaces having regard to the requirements of SPPR9..
- The breakdown of public / neighbourhood uses and private communal uses.
- The quality of daylighting for all units and the need for analysis to consider all ground and lower ground floor units.

- The extent and quality of open amenity spaces, having regard to the orientation and enclosure of the courtyard space.
- Details of access and maintenance to lower ground floor lightwell space.

8.3.7. In relation to Bicycle and Motorcycle Parking, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The rationale for the quantum of bicycle parking provision and the need to provide for increased levels of demand.
- The accommodation of motorcycle parking on the site.

9.0 Conclusion

9.1. 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.

9.2. I have examined all of the submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, including section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

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: **constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.**

10.0 Recommended Opinion

The Board 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.

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 **would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

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. Submission of a statement in accordance with Section 5(5)(b) of the Act of 2016 that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development, and relevant Ministerial guidelines under section 28 of the Act of 2000. In particular, such statement should demonstrate how the proposed development is in accordance with the Z3 Neighbourhood Centre zoning objective as set out in the Dublin City Development Plan 2016-2022, including detailed breakdown of public uses and how public access to such uses will be managed.

The statement should also consider compliance with the building heights policies of the Dublin City Development Plan and, where appropriate, the statement provided for the purposes of subsection (5)(b)(i) shall indicate

why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

2. A report that specifically addresses the proposed materials and finishes having particular regard to the requirement to provide high quality and durable finishes which have regard to the surrounding context of the site and proximity of protected structures.
3. A detailed design rationale for the approach to the massing and height of development on the site, along with additional visualisations / CGS's illustrating the relationship of the proposed development with Western Way.
4. A detailed design rationale and an Architectural Heritage Impact Assessment addressing the relationship of proposed structures with the Hendron's building, a protected structure, and the proposed additional floor to the protected structure.

In addition, the information identified in item no. 6 of the planning authority's opinion in relation to conservation matters should be addressed.

5. A rationale for the location and means of access to the proposed ESB substation and details of the treatment of any interventions in the boundary wall to Western Way.
6. A detailed daylight and sunlight assessment of the proposed development, in accordance with the BRE 209 document "Site layout Planning for daylight a guide to good practice Second Edition -2011" by Paul Littlefair, which shall include all ground and lower ground floor units and all amenity spaces.
7. A report specifically demonstrating how the development provides a satisfactory area and quality of open amenity space for future residents having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, in this regard.
8. A detailed schedule of accommodation demonstrating compliance with the relevant standards set out in the Sustainable Urban Housing: Design

Standards for New Apartments Guidelines for Planning Authorities, in relation to Shared Accommodation Developments, including SPPR9, in particular.

9. A rationale for the extent of bicycle parking provision and provision for motorcycle parking within the site, which should also address potential expansion to meet increased demand over time.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

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. Minister of Culture, Heritage and the Gaeltacht
3. An Taisce - the National Trust for Ireland
4. Heritage Council
5. An Comhairle Ealaíonn
6. Fáilte Ireland
7. National Transport Authority
8. Transport Infrastructure 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.

Conor McGrath
Senior Planning Inspector

September 2020