



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion**

ABP-308886-20

Strategic Housing Development

Description

198 no. build-to-rent apartments in 30-storey tower, with associated residential amenities/facilities; café/restaurant/office uses and associated site and landscaping works to accommodate proposed new building within otherwise consented scheme ABP-306569-20

Location

Site at 42A Parkgate Street, Dublin 8

Planning Authority

Dublin City Council

Prospective Applicant

Ruirside Developments Ltd.

Date of Consultation Meeting

April 15th, 2021

Date of Site Inspection

April 13th, 2021

Inspector

L. Dockery

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 and the documentation received from the prospective applicant, 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 overall site is located at 42A Parkgate Street, Dublin 8 and has a stated area of 0.82 hectares. It is located approximately 2km from O'Connell Street and is bound to the north by Parkgate Street, to the east by the junction of Sean Heuston Bridge and Parkgate Street, to the south by the River Liffey and to the west by an office and residential development. Heuston Station is on the opposite side of the River Liffey to the south of the site. There are traditional two and three storey terraced buildings on the northern and southern sides of Parkgate Street (including Protected Structures) with a six-storey hotel (Aisling Hotel) and a car showroom to the north east of the site. A four-storey office development (Parkgate Business Centre) and five-storey apartment scheme (Parkgate Place) are located on lands to the immediate west of the site.

2.2 The application site is located on the eastern portion of the overall site, which was previously used by Hickey's Fabrics. A split decision for an SHD application issued in May 2020 under ABP-306569-20. In that application, a portion of the overall development was permitted (321 residential units and other mixed uses) while Block A was refused permission (160 residential units and associated uses).

2.3 The site is in the Heuston Station and Environs Strategic Development Regeneration Area (SDRA 7) as defined by the Dublin City Development Plan. It is well served by public transport, with commuter and intercity services at Heuston Station and Luas and Bus services at an interchange to the front of Heuston Station. Sean Heuston

Bridge to the east accommodates LUAS and pedestrian traffic only. There is a bus stop and a Dublin Bikes station along the Parkgate Street frontage of the site.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises 198 no. build-to-rent apartments within a previously permitted development (ABP-306569-20) and associated site works. It is stated by the applicant that they will be seeking permission only for the proposed new tower (Block A) and associated interface works within this SHD application. Some amendments to the consented scheme are also proposed. This all sits within the context of the otherwise consented residential-led mixed use redevelopment of this site (ABP Ref. 306569-20 refers). The red line site boundary will be extended to include the ABP-306569-20 planning unit, but permission is not being sought again for the consented development, save for the necessary design amendments to facilitate the proposed new building including to the public open space provision and the interface with office building Block B2. Permission is only being sought for the extent of works delineated by the green dashed line on submitted documentation. The applicants state that this will be explicitly stated in any subsequent SHD application.

3.2 The development is outlined as follows:

	Proposed Development (Block A)	Previous Application (ABP-306569-20)
Site Area	0.82 ha (overall site area)	0.82 ha (overall site area)
No. of units in Block A	198 build-to-rent units (total 519 between proposed & previously permitted in overall scheme)	160 apartments (total 481 apartments proposed)
Overall Density	633 units/ha (based on total of 519 units)	587 units/ha (based on total of 481 units)
Height of Block A	30 storeys	29 storeys
Other uses	Café/Restaurant- 218m ² Commercial Office- 84m ²	Café-208m ²
Mix of residential units in Block A	72 x studio (36%) 99 x 1 bed (50%) 27 x 2 bed (14%)	24 x studio (15%) 109 x 1 bed (68%) 27 x 2 bed (17%)
Dual Aspect Units in Block A	77% (stated)	58% (stated)
Private Open Space in Block A	54/198 units	18/160 units

Parking	<p>38 additional bicycle parking spaces</p> <p>No change to previous parking figures/access arrangements</p>	
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3.3 An eight-year permission is being sought.

3.5 Letters of consent from Dublin City Council Parks Division and Transportation Division has been submitted with the documentation. In addition, a letter of consent from The Davy Platform (site owners) to Ruirside Developments Ltd to lodge an application of the said lands has been submitted.

3.6 It is stated in the documentation that an EIAR will be submitted at application stage.

4.0 **National and Local Planning Policy**

4.1 National

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:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual)
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
- Architectural Heritage Protection, Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets
- The Planning System and Flood Risk Management (including the associated Technical Appendices)
- Urban Development and Building Heights, Guidelines for Planning Authorities
- Childcare Facilities – Guidelines for Planning Authorities

Other policy documents of note:

- National Planning Framework
- Regional Spatial & Economic Strategy for the Eastern & Midland Regional Assembly

4.2 Local Planning Policy

The Dublin City Development Plan 2016-2022 is the operative City Development Plan.

Zoning:

The site has two zoning objectives, namely 'Objective Z5' and 'Objective Z9'

'Objective Z5' seeks 'to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity'.

The stated purpose of this zoning is "to sustain life within the centre of the city through intensive mixed-use development, to provide a dynamic mix of uses which interact with each other, help create a sense of community, and which sustain the vitality of the inner city both by day and night..."

A narrow band along the southern boundary of the site is zoned 'Objective Z9' which seeks 'to preserve, provide and improve recreational amenity and open space and green networks'.

It is also noted that the application site (red line boundary) includes for an element of the public footpath in the north eastern corner of the site, where a small area of 'Objective Z6' zoning applies. 'Objective Z6' seeks 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'. The footprint of the proposed new buildings do not encroach the Z6 zone.

'Policy SC7' seeks to 'protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence'.

Policy SC25 seeks to 'promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of

locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate'.

Chapter 5 Quality Housing

Chapter 11 Built Heritage and Culture

Section 4.5.4 of the operative City Development Plan deals with taller buildings and states that '*Clustering of taller buildings of the type needed to promote significant densities of commercial and residential space are likely to be achieved in a limited number of areas only. Taller buildings (over 50m) are acceptable at locations such as at major public transport hubs, and some SDRAs... There are also a few areas where there are good transport links and sites of sufficient size to create their own character, such that a limited number of mid-rise (up to 50m) buildings will help provide a new urban identity. These areas of the city are the subject of a local area plan, strategic development zone or within a designated SDRA.*'

Figure 39 *Building Height in Dublin Context* identifies four sites within the city as having potential for High Rise 50m+ buildings, with Heuston being identified as one such area.

Section 16.7 Building Height in a Sustainable City

Section 16.7.2 Assessment Criteria for Higher Buildings

All proposals for mid-rise and taller buildings must have regard to the assessment criteria for high buildings as set out below:

- Relationship to context, including topography, built form, and skyline having regard to the need to protect important views, landmarks, prospects and vistas
- Effect on the historic environment at a city-wide and local level
- Relationship to transport infrastructure, particularly public transport provision
- Architectural excellence of a building which is of slender proportions, whereby a slenderness ratio of 3:1 or more should be aimed for
- Contribution to public spaces and facilities, including the mix of uses

- Effect on the local environment, including micro-climate and general amenity considerations
- Contribution to permeability and legibility of the site and wider area
- Sufficient accompanying material to enable a proper assessment, including urban design study/masterplan, a 360 degree view analysis, shadow impact assessment, wind impact analysis, details of signage, branding and lighting, and relative height studies
- Adoption of best practice guidance related to the sustainable design and construction of tall buildings
- Evaluation of providing a similar level of density in an alternative urban form.

Chapter 15 Strategic Development and Regeneration Areas

The site is located in Heuston and Environs Strategic Development Regeneration Area 7 (SDRA 7). A number of guiding principles have been set out for SDRA 7 in section 15.1.1.10. The Plan envisages a new urban gateway that is focused on the transport node of Heuston Station, vibrant economic activities, a destination to live, work and socialise in, public realm and architectural designs of exceptional high standard and a gateway to major historic, cultural and recreational attractions. Other significant landbanks within this SDRA include the Heuston South Quarter mixed use development site to the south west of the site and the Clancy Barracks residential led development, in the grounds of the former Clancy Army Barracks to the west of the site. Heuston Station and the Dublin Bus Conyngham Road Depot are identified as other potential redevelopment sites.

The site is located within a Conservation Area along the River Liffey and its banks and quays.

The Protected Structure on the overall site RPS Ref. No. 6320, (43) Parkgate Street includes the following entry: *'Former Parkgate Printing Works, now known as Parkgate House. Only the following structures are included in the Record of Protected Structures:*

(a) Riverside stone wall

(b) Turret at the eastern end of the site

(c) Square tower on the riverfront

(d) *Entrance stone arch on the Parkgate Street frontage*’.

The riverside stone wall (a) is also included in the NIAH Reg. Ref. No. 50060349 - Regional Rating. The entrance stone arch on the Parkgate Street frontage (d) is also included in the NIAH Reg. Ref. No. 50060346 - Regional Rating. Both are considered to be of Architectural Interest.

The existing single-storey ESB substation located just outside and adjacent to the east end of the subject site is included in the NIAH Reg. Ref. No. 50060350- Regional Rating and is of Architectural and Technical Interest.

The subject site is included in the Dublin City Industrial Heritage Record - DCIHR reference 18019921: Ironworks Parkgate Printing Works (Royal Phoenix Iron Works). *‘...Of particular note is the site’s solid riverside boundary wall with associated turret and tower which belie the buildings original function, though it was used in World War 1 as a bomb-making factory. With its brick northern boundary wall, ashlar entrance and largely intact early structures, the site forms an important component within the city’s industrial heritage’....*

5.0 Planning History

Subject Site

ABP-306569-20 (SHD Application)

Split Decision

GRANT Permission for 321 no. ‘BTR’ residential apartments, ancillary residents’ amenity facilities, commercial office (c.3,698 sq m), retail (c.214 sq m) and café/restaurant (c.236 sq m), accommodated in 5no. blocks ranging from 8 to 13 storeys (c. 31,146 sq m) over ancillary basement area, and all associated and ancillary conservation, landscaping and site development works.

REFUSE Permission for a 29-storey ‘Block A’ (12,207 sq m gfa), accommodating

160 no. 'BTR' residential apartments, ancillary residents' amenity areas and roof gardens, 1no. café/restaurant (c.208 sq m) and ancillary plant/storage. The reason for refusal was as follows:

1. Policy SC25 of the Dublin City Development Plan 2016-2022 seeks to 'promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate'. In addition, the guiding principles of Strategic Development and Regeneration Area 7 Heuston Station and Environs (SDRA 7), together with the Assessment Criteria for Higher Buildings, as set out in the Dublin City Development Plan 2016-2022, refer to architectural designs of exceptional high standard and architectural excellence for high buildings.

Having regard to the prominent and sensitive location of the subject site by reason of its important gateway location for the city; its relationship to the River Liffey; together with its connection to Heuston Station and the Phoenix Park; it is considered that the proposed development, due to its architectural design quality and materiality, does not successfully address the opportunities provided by the site; does not protect nor enhance the skyline at this location nor does it make a positive contribution to the urban character of the area. It has not been adequately demonstrated to the Bord that a building of exceptional architectural design has been proposed in Block A and, if permitted, it would seriously detract from the setting and character of Heuston station, one of the city's important architectural landmarks. Having regard to all of the above, the proposal is therefore considered not to comply with Policy SC25 of the Dublin City Development Plan 2016-2022; would be contrary to the guiding principle of SDRA 7 which seeks architectural designs of exceptional high standard and would be contrary to the Assessment Criteria for Higher Buildings, as set out in the Dublin City Development Plan 2016-

2022 which seeks architectural excellence for high buildings. The proposal would seriously injure the urban character and visual amenities at this pivotal location and would be contrary to the proper planning and sustainable development of the area.

ABP Ref. PL29N.221587/ PA Ref. 3613/06

Permission REFUSED on appeal for a mixed use residential and commercial development comprising 139 no. residential units, offices, retail, restaurant, and crèche. The two reasons for refusal may be summarised as follows:

1. ...the proposed development would not reflect the pivotal and sensitive nature of the site and would interfere with views and prospects of special amenity ..., would detract from the character and appearance of the conservation area ... and would adversely affect the setting of protected structures in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area (my underlining).

2. ... there are no exceptional circumstances to warrant the removal of this protected archway ... its removal would detract from the character and appearance of the conservation area... seriously injure the amenities of this conservation area and would be contrary to the proper planning and sustainable development of the area (my underlining).

6.0 **Section 247 Consultation(s) with Planning Authority**

6.1 It is stated by the planning authority that two pre-application consultations took place with them on the following dates- 27/08/2020 and 10/11/2020.

7.0 Submissions Received

Irish Water

As part of the feasibility assessment for the original 519 units Irish Water required the volume reduction of 22.4 l/s peak foul water discharge from the Development in addition to site specific upgrades as follows:

- Surface water inflow from Parkgate Street should be removed from the combined network. Minimum reduction should be equivalent to the proposed 22.4 l/s peak foul water discharge from the Development. At connection application stage applicant should provide evidence of the successful delivery of the Project in agreement with Dublin City Council.
- New connection to the water network should be 150mm ID taken from the existing 6" cast iron watermain on opposite side of Parkgate Street.
- The connection should be cross-connected back into the existing 24" cast iron main running in parallel with the 6" main in Parkgate Street.

Given the increased number of units of 198 is over and above the 519 units for which Irish Water has issued for feasibility the applicant is required to re-engage with Irish Water and seek confirmation of feasibility for this proposal which includes the additional 198 units. It will be a requirement of the feasibility assessment to identify that any additional surface water inflow reductions from the combined sewer above the previously assessed 22.4 l/s peak foul discharge. The applicant must apply for an assessment via the Pre Connection Enquiry prior to progressing to SHD application stage to ensure no additional upgrades and or works are required to those outlined below. Where additional upgrades and or works are required, these need to be clearly agreed with Irish Water ahead of any SHD application.

8.0 Forming of Opinion

8.0.1 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 shall provide brief detail on each of these elements hereunder.

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, completed application form, scaled drawings (plans, sections and elevations), verified photomontages, letters of consent, Planning Report & Statement of Consistency, Irish Water Pre-Connection Enquiry letter, Part V information, VIA, Landscape Masterplan, Architectural Design Statement, Daylight and Sunlight Analysis, Drainage and Water Proposals, Initial Wind Analysis and Transport Statement.
- 8.1.2. 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, submitted details 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 25th January 2021.
- 8.2.2 A detailed and comprehensive opinion was received from the planning authority. Their 'opinion' included the following matters: proposed development, site description, planning history, pre-planning consultations, zoning and policy, opinions from other departments, principle and Quantum of development, compliance with zoning, plot ratio, site coverage and density, building height and visual impact, public realm and interface with permitted development, Protected Structures and conservation, residential amenity within the scheme, floor areas and development standards, dwelling mix, floor areas, dual aspect, floor to ceiling height, light and stair cores, storage, private amenity space, communal amenity space, communal facilities, public open space, daylight, sunlight and overshadowing analysis, wind

analysis, childcare facilities, social and community audit, Part V social housing, flood risk, transport, statement of consistency, EIAR and Appropriate Assessment.

8.2.3 The 'Opinion' concludes that the principle of development of the site is supported and in many respects, the proposed development meets the objectives of the Development Plan. The following issues are considered to require further consideration:

1. Further detail all of the proposed amendments to the consented scheme.
2. Mix of apartments within the scheme which is predominantly studio and one bed units. Having regard to the location and nature of the high density residential development the Planning Authority is of the opinion that a higher percentage of larger and family orientated units should be provided for within the scheme.
3. An extensive part of the ground floor with frontage onto the public walkway will be in use as bin and bike storage. These uses will not provide any animation onto the street. The uses in particular bin and bike storage at ground floor level should be reconsidered and relocated.
4. The applicant should outline what landscaping and mitigation measures are proposed through architectural and landscape design to ensure the two proposed outdoor terraces at 9th and 28th storeys are enjoyable and usable spaces. The applicant should provide detailed plans prepared by a landscape architect indicating their design in more detail.
5. Further consideration and/or justification of the documents as they relate to impacts on Conservation and Architectural Heritage and character, with particular regard to the impact on local historic context of Parkgate Street, Heuston Station and environs and along the Quays should be provide at application stage. This consideration/justification should have regard to, inter alia, the guidance set out in the Architectural Heritage Protection, Guidelines for Planning Authorities, 2011, and the guidance set out in the Dublin City Development Plan 2016-2022.
6. Further detail having regard to reports of Parks and Landscape Division, Transportation Division and Drainage Division

On balance however, on the basis of the information received, it is considered that the development as proposed is consistent with the relevant provisions of the City Development Plan 2016-2022.

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

8.3 Consultation Meeting

8.3.1 A Section 5 Consultation meeting took place via Microsoft Teams due to Covid-19 restrictions on the 15th day of April 2021, commencing at 10.00 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.

8.3.2 The main topics raised for discussion at the tripartite meeting were as follows:

1. Development strategy for the site to include planning history, architectural design/materiality, ground floor uses/animation, unit mix, open space/recreational amenity provision
2. Residential Amenity
3. Transportation Matters
4. Drainage Matters
5. Any other matters

8.3.3 In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Planning history of the site in particular relating to ABP-306569-20; need to overcome previous reason for refusal; need to show consistency with provisions of operative City Development Plan and national guidance
- Architectural design/materiality/detailing of proposed block and any potential impacts on skyline/setting and character of the area/historical environment/key views and prospects. Compliance with CDP in relation to overcoming previous reason for refusal on site and providing building of exceptional architectural design

- Any matter of material contravention to be addressed at application stage
- Highlighted matters raised in PA Opinion in relation to ground floor animation in particular relating to back of house uses and potential impacts on streetscape
- Mix of units and quantum of studio and one-bed units, notwithstanding build-to-rent nature of the proposed scheme,
- Communal support amenities/facilities in particular given extent of private open space provision; BTR nature of scheme and associated flexibility acknowledged; highlighted need for quality alternative, compensatory communal support facilities and amenities, together with details of their use/management

8.3.4 In relation to residential amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Address any potential impacts on nearby residential properties
- Compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020); schedule of floor areas

8.3.5 In relation to Transportation Matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Matters raised in internal report of PA (dated 18th January 2021) in relation to transportation issues

8.3.6 In relation to Drainage Matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Matters raised in IW report (1st February 2021)
- Liaise with PA and Irish Water prior to submission of application documents

8.3.7 In regards to other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Micro-climate; Building Lifecycle Report; childcare assessment; CGIs/visualisations/cross sections; EIAR and procedural matters relating to extent of proposal.

8.4 **Conclusion and Recommendation**

- 8.4.1 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.
- 8.4.2 I have examined all of the information and 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, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 8.1 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.**
- 8.2 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.

9.0 **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.**

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 arising from this notification:

1. Drawings (plans, sections and elevations), as necessary, which clearly outline all proposed amendments to the previously permitted scheme on the overall site (permitted under ABP-306569-20).
2. A Visual Impact Assessment that includes photomontages, cross sections, axiometric views and CGIs clearly showing the relationship between the proposed development and existing/permitted development within the wider area. The assessment should address the contribution of the block to the skyline and any impacts on key views, including local views along Parkgate Street and in the vicinity of Heuston Station and Sean Heuston Bridge, along the Quays, from Phoenix Park, Island Bridge and Kilmainham to the west and from the wider historic areas of the city.
3. A Materials Strategy that details all materials proposed for the building, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on the proposed block. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. In addition, the documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of

finishes and frontages; the treatment of any feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the block; and detail of the proposed cladding system. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development. In this regard, a Building Life Cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

4. Details showing areas of proposed open space and communal/recreational amenities, clearly outlining quantum of such spaces; their proposed uses and detailing which areas will be available to residents of the proposed block
5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, which shows compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments.
6. Daylight and Sunlight Analysis.
7. Additional details in relation to traffic and transport matters, having regard to the requirements of the Transportation Planning Division (report dated 18/01/2021) as indicated in the Planning Authority's Opinion (Addendum B).
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority, if any.

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. Transport Infrastructure Ireland
3. Minister for Housing, Local Government and Heritage
4. National Transport Authority
5. Inland Fisheries Ireland
6. Irish Aviation Authority

7. An Taisce-the National Trust for Ireland
8. Heritage Council
9. Failte Ireland
10. An Comhairle Ealaíonn
11. Dublin City Childcare Committee

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.

Lorraine Dockery
Senior Planning Inspector

22nd April 2021