



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-309408-21

Strategic Housing Development

Demolition of all buildings and structures on the site excluding St. Theresa's Church, construction of 403 no. apartments, childcare facilities and associated site works.

Location

Former Player Wills Site, land in the ownership of Dublin City Council and land in the ownership of the Diocese of Dublin (Roman Catholic Church), Donore Avenue and South Circular Road, Dublin 8.

Planning Authority

Dublin City Council South

Prospective Applicant

DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV

Date of Consultation Meeting 28th of April 2021.

Date of Site Inspection 20th of April 2021

Inspector Karen Hamilton

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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 and Description

- 2.1. The subject site (4.86ha) is located on the northern side of the South Circular Road, to the rear of the Former Player Willis building, Dublin 8. The site is currently accessed from the west of the Donore Avenue, an area characterised by two storey terraced dwellings. St Teresa's Church fronts onto the Donore Road and part of the site includes parish buildings associated with, and located to the rear, of the Church. The site wraps around the Donore Community Centre which is located along Donore Avenue. New dwellings associated with St Teresa's regeneration adjoin the northern boundary of the site and a number of apartment buildings associated with this regeneration scheme remain on the site.
- 2.2. The site forms part of a wider regeneration area within the Strategic Development and Regeneration Area (SDRA 12) for St Teresa's. In addition to the applicant's land holding, the site comprises of lands within the control or ownership of Dublin City Council and the Archdiocese of Dublin.

3.0 Proposed Strategic Housing Development

- 3.1. The development will comprise of
 - i. the demolition of the Parish centre and Parish house (1,012m² GFA);
 - ii. the construction of a community resource building (240m²), a new parish hall (276m²) and a new presbytery (252m²);

- iii. the construction of 403 no. residential units in 5 no. blocks (A-F), with a cumulative gross floor area of 28,299m² for residential,
- iv. the inclusion of tenant amenities with a cumulative gross floor area of 1,285m²,
- v. the inclusion of amenity and recreational facilities including a multi-purpose pitch and playgrounds,
- vi. Alterations to previously permitted SHD proposal (308917-20),
- vii. the realignment of footpaths along the eastern section of Donore Avenue and works along the road to accommodate the proposed development and access road to St. Teresa's Garden development,
- viii. All other ancillary works.

3.2. Alterations to previously granted **SHD application 308917-20** to include:

- a) The construction of an enlarged childcare facility 532m² and associated play area 165.4m² with 3 no set-down parking spaces,
- b) The use of 81 no parking spaces as "other uses" in basement of PW2 building, rather than storage, to serve the residential development.
- c) A 3-storey tenant support administration building (623m²), beside the apartment building DCC4, which incorporates a ground floor water and bin storage facility for the Player Willis Phase 1 application.

3.3. **Development Parameters**

Parameter	Site Proposal
Application Site Area	4.86ha
No. of Units	403 BTR units
Density	83.1 units per ha
Dual Aspect units	42%
Non-residential Uses	Block A (218m ²) for Class 1 (shop), Class 2 (financial/professional services) and Class 8 (health services);

	Institutional & Community (768m ²) for the parish house/centre
Residential Amenity Uses	Total- 1,285m ² Block A- Concierge and postroom (96m ²) Block B- Amenity lounge (143m ²) Block C- Co-working space (164m ²) Block D- Amenity lounge (257m ²) DCC4- tenant support building (623m ²)
Creche	532m ² (associated play 165.4m ²)
Public Open Space	Multi-purpose play pitch 12,344m ² Pocket park - extension of Players Park (308917) - 712m ²
Communal Open Space	Total- 2,901m ² <ul style="list-style-type: none"> • Central courtyard between Block A-D, • Plaza to the east of Block C and Church, • Area to the rear of DCC4.
Height	3-16 storeys (max 53.15m)
Car Parking	81 no. long stay spaces (0.20 per unit) 35 no. on-street visitor parking 1 no. loading bay and coach set down/visitor drop off along Donore Ave
Bicycle Parking	524 no. long stay bicycle spaces at basement 170 no. short stay visitor spaces at surface

3.4. Unit Mix

Unit Type	Number of units	Percentage mix
Studio	40	10%
One Bed	247	61%
Two Bed	116	29%
Total	403	100

3.5. A masterplan for the Player Wills, Dublin City Council and Bailey Gibson Lands (SDRA 12) was submitted as part of the documentation.

4.0 Planning History

Reg Ref 2475/18 (Part VIII)

Permission granted to DCC Housing Section to amend the previously granted permission (Reg ref 2033/14) for:

- Additional residential units: 4 no. 3 bedroom terraced units - as an extension of the previously permitted 3 storey terrace. Total proposed residential development of 54 no.
- Amendments to 12 no. previously permitted residential units.
- Demolition of 2 no. four storey flat blocks comprising: 56 no. residential units, a football club premises, boxing club premises/changing facility and a shop premises to facilitate the future development (Phase B) of an enlarged park and multisport playing pitch in accordance with the 2017 Development Framework for the SDRA 12 lands.
- Development of a temporary grass multisport pitch and associated works (in addition to the previously approved park - Phase A).

Reg Ref 2033/14 (Part VIII)

Permission granted to the Housing & Residential Services of DCC for :

- the demolition of 3 no. single storey terraced houses on Eugene Street (no's 23, 24 and 25);
- the construction of 50 no. new residential units,
- revisions to the construction and refurbishment work to 2 no. existing four storey apartment blocks (previously approved under Part VIII Ref 2756/13) to now refurbish 60 no. existing units (including amalgamation of 11 no. units to provide 8 no. larger units) providing 57 no. refurbished units.
- the provision of a new urban park providing passive and active recreational uses and children's play facilities.
- the provision of a new road network comprising an entrance/ road from Donore Avenue and a route/ entrance from Eugene Street to the application site;
- all other ancillary and associated enabling/site works.

Reg Ref 2756/13 (Part VIII)

Permission granted on the 14th of June 2013 for the demolition of 10 no. four storey flat blocks comprising of 276 no. residential units and post demolition refurbishment of 60 no. apartments units resulting in 52 no. refurbished and upgraded apartments units and landscape improvements.

SHD applications adjoining the site and within the applicant's ownership/control.

ABP 307221-20 – Former Bailey Gibson Site

Permission granted on the 14th of September 2020 for the demolition of all existing structures on site and the construction of 416 residential units (4 houses and 412 apartments), 2 – 16 storeys in height and associated site works.

ABP-308917-20- Former Player Willis Site

Permission granted on the 15th of April 2021 for the demolition of all buildings excluding the original fabric of the former Player Willis Factory, construction of 492 Build to Rent apartments, 240 Build to Rent shared accommodation units, community, arts and cultural and exhibition space, retail/café/office uses, crèche and associated site works.

5.0 Relevant Planning Policy

5.1. Section 28 Guidelines

- 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
- Design Manual for Urban Roads and Streets (DMURS)
- Urban Development and Building Heights – Guidelines for Planning Authorities
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016

5.2. Dublin City Development Plan 2016-2022

Land use zoning

The site is zoned in the most part as Z14 – Strategic Development and Regeneration Areas (SDRA), where it is an objective “*to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and ‘Z6’ would be the predominant uses*”. The purpose of the Z6 zoning is to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

A portion of the site along the east, beside St Theresa’s Church is zoned as Z15, where it is an objective “*To protect and provide for institutional and community uses*”.

SDRA 12

Table E of the Core Strategy indicates **that SDRA 12** has the capacity to accommodate between 800-1000 residential units.

The overall guiding principles for SDRA 12 are set out below:

- The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of Saint Theresa's Gardens with the former Player Wills and Bailey Gibson sites, with further

integration potential with the sites of the Coombe Hospital white Heather industrial estate.

- A vibrant mixed-use urban quarter would be promoted with complementary strategies across adjoining sites in terms of urban design, interconnections and land use. To provide an area zoned sufficient in size to accommodate a minimum 80 metre by 130 metre playing pitch.
- A new public park is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the scheme and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood.
- There is potential for one or two mid-rise buildings (up to 50m) within the site, subject to the criteria set out in the standards section of this plan. To acknowledge the existing sports lands of St Teresa's Gardens and its environs and act to retain and augment these lands as sporting facilities for the benefit of the wider community and used by local sports clubs. At least 20% of the SDRA 12 be retained for public open space, recreation and sporting facilities including an area to facilitate organised games.
- Strong permeability through these lands will be encouraged to generate movement and activity east to west (connecting Dolphin's Barn street and Cork street with Donore Ave) and north to south (connecting Cork St and Donore Ave with the South Circular Road and Grand Canal corridor): a high quality public domain, provision of pedestrian and cyclist routes and provision of active streets will be promoted.
- A community hub will be incorporated into the scheme to provide a wide range of community facilities accessible to the wider neighbourhood; opportunities to highlight the heritage of the local area by proposing community uses close to the important landmark buildings such as St Teresa's Church will be promoted.

- Provision shall be made for the expansion of Saint Catherine's National School, Donore Avenue, in the redevelopment of the former Player Wills site, subject to agreement with the Department of Education and Skills

Height

- Chapter 16 deals with Development Standards: Design, Layout, Mix of Uses and Sustainable Design.
- Section 16.7.2 deals with Height Limits and Areas for Low-rise, Mid-Rise and Taller Development.
- The site of the proposed development is located within SDRA 12 where the Plan states that there is potential for one or two midrise buildings (up to 50 m) within SDRA 12.

Unit Mix

- Policy SN1: Promote Good Urban Neighbourhoods
- Policy QH6: Support a variety of housing types and tenures

5.3. Development Framework for St. Teresa's Gardens and Environs 2017

- Framework plan for the lands within the SDRA 12 site.
- Indicative heights ranging from 2 to 15 storeys.

5.4. Master Plan for the Players Wills, Dublin City Council and Bailey Gibson Lands January 2020

- This master plan, developed by Dublin City Council in conjunction with Hines, makes changes to the development framework plan of June 2017.
- Indicative heights range from 2 to 22 storeys.

6.0 Section 247 Consultation(s) with Planning Authority

- 6.1. A record of two S247 meetings on the 23rd of June 2020 and 29th of September 2020 are submitted by the planning authority and the issues raised at these meetings are summarised below:

- The applicant is requested to demonstrate how the proposal is consistent with the Z15 zoning, in particular the provision of 25% open space.
- Sunlight and daylight studies are required.
- Concern is raised with the north facing only units.
- The relationship to the new church hall is very tight.
- Conservation Impact Assessment with reference to the Church is required.
- Block A appears too bulky and the overall massing should be addressed and should have an active ground floor.
- Passive surveillance of new routes.
- Details of privacy strips along the ground floor.
- Details of public realm.
- Block C- lack of east-west route is disappointing and can provide access from the south to the parish hall.
- Relationship between Block C and Block D, 6 m separation distance, concerns with overlooking and overbearing.
- Relationship between Block A-B, 9m separation distance, looking out at a blank gable.
- Area 2 does not constitute proper amenity space.
- Block D has a poor relationship with the apartments to the south west with overbearing and should be reviewed.
- Screening to the first-floor terrace of Block 4 (DCC) is required.
- Reduction in the number of the floors over the shared amenity space in Block C.

7.0 Prospective Applicant's Case

7.1. Statement of Consistency

The Statement of Consistency summarises how the proposed development is broadly consistent with National, Regional and Local Policy and relevant Section 28 Guidelines.

7.2. Statement of Material Contravention

A Material Contravention Statement accompanied the documentation. The applicant considers the height of Block A at 73.175m contravenes the development plan for reasons of height, in particular:

- Section 16.7.2 of the DCDP: the proposal for heights shall be in accordance with the SDRA's and the heights stated are maximum and assessed against the standards set out elsewhere in the development plan;
- Section 15.1.1.15 of the DCDP: sets the overall guiding principles for SDRA 12 and highlights that there is potential for one or two mid rise buildings (up to 50m) within the site.

The applicant considers the proposed height is justified having regard to the national and regional guidance for the delivery of housing in urban areas in the form of increased densities and heights.

8.0 Planning Authority Submission

8.1. 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 a note of the S.247 meetings, the planning authority opinion, along with interdepartmental reports and the relevant planning applications in the area. These were received by An Bord Pleanála on the 09th of March 2021.

The issues raised are summarised below:

8.2. Planning Assessment.

Zoning & Policy

- The applicant contends that more than 25% of the Z15 lands are retained and a Masterplan is therefore not required for the Z15 lands.
- It is noted that the application forms part of the overall redevelopment and the wider SDRA12.
- The proposed development on Z14 and Z15 is consistent with the objectives for the site.

Density, Plot Ratio & Site Coverage

- Having regard to, *inter alia*, the large area of open space and the Z15 zoning, the proposed density, site coverage and plot ratio are considered appropriate.

Height

- The 16 storey Block A tower has maximum height of 53.15 m.
- The Bailey Gibson development has 2 tall buildings and Player Willis Phase 1 comprises of 2 no. further towers.
- Section 15.1.1.15 of the SDRA 12 plan includes the potential for one or two mid-rise buildings (up to 50m).
- The MC statement submitted with the documentation includes a justification for the taller building as outlined in the national height's guidance.
- Concerns raised at the pre-planning meetings relating to the mass and bulk of the tower still remain.
- The application should be accompanied by a micro-climate study.

Visual Impact

- The Landscape and Visual Assessment has been submitted.
- It is considered the development will have a moderate visual impact from the Grand Canal and southern residential environs and Viewpoint 17.
- The combined outline of the Bailey Gibson and the DCC development indicate that the clustering of taller buildings will create a new skyline with its own distinctive character.

Layout

- The guiding principles for the development of the SDRA 12 area (Section 15.1.1.15 of the development plan) requires a high-quality public domain, provision of pedestrian and cyclist routes and the provision of active streets.
- There are some concerns around the legibility and permeability, *inter alia*, linkages to Donore Ave and throughout the scheme.
- Levels of public access throughout the courtyard should be detailed.
- There are concerns in relation to arrangement between Block C and St Theresa's Church at the Donore Avenue and the lack of access to the development from the plaza to the east of Block C and the Church.
- There are concerns in relation to the separation distances between Blocks A-D and Block C-D. Block C is just 6.1m from Block D and there are balconies on the south east facing elevation Block D, c.5.
- Amendments to 308917-20 are noted, including the 3-storey administration building, the extension to the pocket park previously permitted and the omission of residential duplex units to increase the creche from 275m² to 532m².
- Alterations to the car parking in the basement of PW2 (308917-20) and those other alterations to the previous permission 308917-20 are queried.

Public Open Space

- The size of the public open space at 26% is noted.
- No changing rooms/facilities associated with the municipal pitch have been provided.

Children's Play Spaces

- There are some concerns regarding the location of the playground in the communal courtyard and the availability of daylight/ sunlight.

Communal Amenity Space

- It appears, notwithstanding the flexibility allowed for BTR units, the communal amenity space has been met.
- The breakdown of the tenant amenities in each block is noted.

- The additional tenant support administration building provided under DCC 4 incorporates water and bin storage.

Daylight/ sunlight Analysis

- The information contained in the submitted daylight/ sunlight analysis is noted.
- Those communal open space areas will receive more than 2hrs of sunlight on the 21st of March.
- The clustering of taller buildings in the centre will reduce impacts on the surrounding areas.
- The percentage of rooms (94%) exceed the minimum recommended ADF values as per the BRE guidelines.

Communal Facilities and Social Infrastructure

- A Community and Social Infrastructure Audit demonstrates there is ample provision for community, educational and social infrastructure in the surrounding area.
- The applicant proposes a range of uses including Class 1 (shop), Class 2 (financial/professional) and Class 8 (health).
- There is no objection to the facilities where they are not in conflict with services in Cork Street.
- The shop should be restricted to a local neighbourhood shop.

Residential Standards

- The proposal meets the standards for BTR units.

Mix of units

- There are concerned that the mix of units, when combined with the Bailey Gibson and the Former Player Willis site there will be an excess of smaller units.
- The total 1,545 Units will provide 73% for single occupancy.
- There are concerns in relation to the number of family sized units (27%) cross those master planned sites.

Dual Aspect

- It is submitted there are 42% of the unit's dual aspect.
- The proposal complies with the requirements for 33%.

Lift and stair Cores

- There are concerns in relation to the length of the corridors in Blocks B and Blocks D, c.52m and c.58m in length.

8.3. Interdepartmental Reports

Transport Planning Division-

- Serious concerns over the limited access for the cycle parking.
- The creche needs cycle parking for staff/ parents and buggy parking spaces.
- Shower and changing facilities should be made available for staff.
- The proposed Sheffield stands are located on the public footpath south of Block C.
- The rate of parking at 0.2 spaces per unit is considered low when compared to the Bailey Gibson (0.29 spaces per unit) and the Player Willis Phase 1 (0.30 per unit for BTR).
- Electronic parking should be made available for a minimum of 3 no on-street car parking spaces.
- Construction stage traffic assessment should be included in the TTA.
- Taken in charge areas should be clearly indicated.
- Car parking provision should be assessed across the entire masterplan area.

Parks and Biodiversity- No objection subject to clarification on a number of issues.

The report is summarised below:

- The playing pitches will serve both the existing and proposed community.
- There should be clarity as to where the combined sewer at Donore Road will travel to.
- The landscaping plan should include clarity over the public/ communal and private open space, in addition to children's play space etc.

- The open space areas should be assessed to take into account of the sunlight/daylight assessment and provide good access to sunlight.
- A tree survey report should be included

Housing Section- No objection to the proposal.

9.0 Irish Water (IW)

9.1. IW have issued the applicant a Confirmation of Feasibility for 403 no Built To Rent apartments subject to the following:

In respect of **Wastewater**:

- In order to facilitate a connection to the public wastewater network for this proposal, surface water reduction measures, stipulated by IW as part of feasibility assessments for development proposals under ABP-307221-20 and ABP-308917-20 must be achieved.
- Prior to the connection, storm water from ABP-308917-20 currently discharging into the combined network must be removed from the combined network and diverted into the storm water network that does not discharge to an Irish Water combined / foul sewer.
- At a connection application stage, 3rd party verification of the removal will be required.
- Separate storm and foul water connection services should be provided for the development.
- The surface and storm water from the site must be discharged only into the existing storm water network or associated alternative to a combined drainage discharge.
- The drainage connection arrangement should be agreed with Dublin City County Council Drainage Division.
- All relevant core wastewater infrastructure within developments under ABP-307221-20 and ABP-308917-20 must be completed, connected to the Irish Water network and in operation prior the connection.

- A wayleave in favour of Irish Water will be required for the infrastructure that is not in public lands.

In respect of **Water**:

- Approximately 60m upgrade of existing 9" CI main to 250mm ID main and approximately 110m of a new 200mm ID pipe in Donore Avenue will be required. Should the applicant wish to progress with the connection, they will be required to fund these works.

10.0 The Consultation Meeting

10.1. A section 5 Consultation meeting took place via Microsoft Teams on the 28th of April 2021 with representatives of the prospective applicant, the Planning Authority and An Bord Pleanála in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

10.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:

1. Proposed Amendments to 308917-21
2. SDRA 12 and Z15 Land use zoning
3. Height Strategy, *inter alia*, the subject site and wider SDRA 12 lands
4. Development Strategy, *inter alia*, phasing, unit mix, layout etc.
5. Residential amenity, *inter alia*, sunlight/daylight, overlooking, creche
6. Transport Issues
7. Any Other Business

10.3. In relation to the **proposed amendments to 308917-21**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The rationale for the proposed alterations to 308917-21 including an increase in the size of the creche facility and reconfiguration of basement parking in PW2 building.
- The proposed increase of that public open space permitted in ABP 308917-21 to accommodate an additional pocket park.

- The proposal to balance and consolidate residential amenities and services across the entire site including Phase I and Phase II.

10.4. In relation to the **SDRA 12 and Z15 Land use zoning**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Compliance with the guiding principles in the development plan for proposed development on Z15, Institution and Community, lands.
- The integration of those guiding principles applicable for master planning on the SDRA 12 lands and those specific for Z15 zoned lands.

10.5. In relation to the **Height Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The information contained in the material contravention statement.
- The need to ensure that all material contravention issues are clearly defined and justified in the submitted documentation

10.6. In relation to the **Development Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The development description and the structures proposed to be demolished within the red line boundary.
- The phasing proposal for both the subject site and other phases within the applicant's control or ownership.
- The timing and rollout of the public open space.
- The design of Block A and the relationship with the adjoining proposed blocks.
- The amount of single occupancy units proposed in the proposed development and the overall development and the need to justify any mix having regard to both the national demand and the local context.
- The permeability through the site, *inter alia*, from the Donore Ave, through the Church lands and throughout the entire site.

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

- The separation distances proposed between apartment blocks, the potential for overlooking and the impact on the residential amenity of future occupants.
- The number of units which can not meet any BRE Guidance and the justification for any reduction in standards.

10.8. In relation to the **Transport Issues**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The car parking ratio proposed on the subject site and throughout the entire site.
- The design and access of the bicycle parking areas.

10.9. In relation to the **Any Other Business**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The requirements of Irish Water.
- The impact on the setting of the Church and the requirement for a Conservation Impact Assessment.
- The inclusion of the public open space to the north of the multi-use pitches within phase 1 of the proposed development.

11.0 **Assessment**

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.

I have examined all of the information and submissions before me including the documentation submitted by 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.

Conclusion

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.

12.0 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)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the **following specific information should** be submitted with any application for permission arising from this notification:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:
 - a) Further consideration/justification of the documents as they relate to the design strategy for Block A, as it relates to the height and design of Block A relative to the adjoining Blocks B and D, and the receiving environment. In this regard, the prospective applicant should satisfy themselves that the proposed design for Block A provides the optimal architectural solution for this site. In addition to the impact on the visual amenity of the surrounding

area, the applicant should satisfy themselves that the design and layout of the apartment blocks will prevent any negative impact of the future occupants in the adjoining blocks by way of overlooking. Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, should be submitted.

2. The proposed development shall be accompanied by detailed report providing a justification and rationale for the apartment mix proposed on the site and those other lands within the SDRA 12 masterplan, having regard to, *inter alia*, National and Local planning policy, the site's context, and locational attributes. The report should outline the mix rationale in light of both SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and Policy SN1 & QH6 of the Dublin City Development Plan.
3. An Updated Sunlight/Daylight analysis showing an acceptable level of residential amenity for future occupiers, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties.
4. A detailed phasing plan, including timing of delivery of the multi-use pitch, play area and changing facilities associated with the public open space.
5. An Audit on the retail and professional services either available or permitted in the vicinity of the site, including but not restricted to Cork Street. Details for those uses proposed under Class 1 (shop), Class 2 (financial/professional services) and Class 8 (health services) shall be included in the Audit and include a justification/rationale for proposed uses.
6. A Wind micro-climate study, including analysis of balconies.
7. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.

8. A drawing detailing all areas proposed for Taking in charge.
9. Inclusion of a Construction Management Plan within the Traffic and Transport Assessment.
10. A rationale for the proposed car parking provision should be prepared, for both the site and the SDRA 12 Masterplan area, to include details of the quantum of parking proposed, inclusion of electric charging points, car parking management, car share schemes and a mobility management plan.
11. A quantitative and qualitative assessment of the bicycle provision within the site which provides a breakdown of the access for cycle parking, provision of support facilities and the appropriate design of cycle parking areas.

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. National Transport Authority**
- 4. Minister for Housing, Local Government & Heritage,**
- 5. Heritage Council**
- 6. An Taisce**
- 7. Department of Education and Skills**
- 8. Córas Iompair Éireann**
- 9. 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.

Karen Hamilton
Senior Planning Inspector

06th of May 2021