



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
311359-21**

**Strategic Housing Development**

337 no. residential units (7 no. houses and 330 apartments) Creche and associated site works

**Location**

The White Heather Industrial Estate,  
South Circular Road, Dolphins Barn,  
Dublin 8 and No. 307a South Circular  
Road, Dublin 8.

**Planning Authority**

Dublin City Council.

**Prospective Applicant**

U and I (White Heather) Limited

**Date of Consultation Meeting**

29<sup>th</sup> November 2021

**Date of Site Inspection**

12<sup>th</sup> November 2021

**Inspector**

F. Fair

## **1.0 Introduction**

- 1.1.1. 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**

- 2.1.1. The site, c.1.443 ha, is bounded by South Circular Road to the north, Priestfield Cottages to the east, St James' Terrace to the west and the Grand Canal to the south. It is located along the South Circular Road at Dolphin's Barn, immediately adjacent to and north of the Grand Canal. It largely comprises the two storey former industrial estate known as 'White Heather' and takes in a residential dwelling at No. 307/307a South Circular Road and 12a St. James's Terrace, a vacant industrial unit. The industrial estate is accessed via the South Circular Road, an additional access point from St James's Terrace provides access to one industrial unit at 12a St. James's Terrace.
- 2.1.2. The immediate context is generally residential in character and the site bounds residences along St. James's Terrace, Priestfield Cottages and Our Lady of Dolour's Church – a protected structure RPS No. 1849.
- 2.1.3. The site is within walking distance of bus services along South Circular Road and Dolphin's Barn. Dolphin's Barn is a BusConnects Core bus Corridor (CBC), Greenhills to City Centre. Fatima Redline Luas Stop is within 10 minutes walking distance. The city centre is within 2.8 km, approximately 35 minutes walking distance or 10 minutes cycling distance.

It is zoned Objective Z1 'to protect and provide for and improve residential amenities and Objective Z9 with a strip of OS area along the Grand Canal Conservation area.

### **3.0 Proposed Strategic Housing Development**

#### **3.1.1. The proposed development consists of:**

- 337 residential units in 7 main blocks, laid out as finger blocks arranged in a north-south direction running back from the canal. The residential mix of the proposal includes a combination of studio units, 1 bedroom apartments, 2 bedroom apartments, 2 bedroom duplex units and a terrace of 3-bedroom townhouse units.
- It is also proposed to include 2 cafés and a crèche, a number of meeting and event spaces, a gym/yoga studio, a resident's lounge, a media suite, and a kitchen-dining area with access to a roof terrace area at 6th floor level overlooking the canal.
- A new street is proposed running east-west across the north of the site and a new public space centrally located will connect to a publicly accessible linear park along the canal to the south.
- Private open space and amenity areas are also proposed including children's play areas.
- Proposed building heights range from 2 to 10 storeys, with height tapering down from the centre of the site to the boundaries.
- The entrance to the scheme will be via the existing junction at the South Circular Road, which will be reconfigured and upgraded. The existing access road at St James's Terrace will become a pedestrian only access to the site.
- Car parking is proposed at undercroft and surface levels. A number of dedicated car sharing spaces will also be provided. Covered and secure bicycle storage

facilities are to be located at undercroft and surface level, adjacent to individual block entrances.

3.1.2. The following development parameters are noted: **Table 1**

Parameter	Site Proposal
Site area	1.443 hectares
No. of Units	337 no. units <ul style="list-style-type: none"> <li>- 330 no. Apartments (98%)</li> <li>- 7 no. Townhouses (2%)</li> </ul>
7 No. 2 – 10 storey Apartments Blocks	<ul style="list-style-type: none"> <li>- Block B01 (5 storeys) comprising 24 no. units.</li> <li>- Block B02 (5–7 storeys) comprising 77 no. units.</li> <li>- Block B03 (5-10 storeys) including 77 no. units.</li> <li>- Block B04 (5-8 storeys) comprising 80 no. units</li> <li>- Block B05 (5 storeys) comprising 10 no. units</li> <li>- Block B06 (2-5 storeys) comprising 30 no. units</li> <li>- Block B07 (3-5 storeys) comprising 32 no. units</li> </ul>
Non Residential Uses included within Block B03	<ul style="list-style-type: none"> <li>- Concierge/Management Office (65 sq. m),</li> <li>- Gym/Yoga studio (105 sq.m),</li> <li>- Business Meeting/Hub (130 sq.m),</li> <li>- Events Suite (130 sq.m) and Canal Café (175 sq.m) at ground floor (Level 00),</li> <li>- Residents Lounge/Library (130 sq.m),</li> <li>- Coffee Dock/Bar (25 sq. m),</li> <li>- Cinema/Media Room (40 sq. m),</li> <li>- Dining/Kitchen area (75 sq. m); and</li> </ul>

	- Access to an external roof terrace (145 sq. m) at fifth floor level (Level 05)
Other Uses:	<ul style="list-style-type: none"> <li>- 1 no. 2-storey childcare facility (c. 380 sq. m),</li> <li>- Residential amenity area (1,641 sq. m),</li> <li>- A change of use of the existing 2-storey residential unit 307/307a South Circular Road to community use; and</li> <li>- 3 no. electricity sub-stations.</li> </ul>
Density	263 units / ha
Height	2 - 10 Storey
Plot Ratio	3.4
Site Coverage	34%
Dual Aspect Apartments	54%
Open Space	c. 1,319 sq. m Public Open Space (10.3%) c. 1,786 sq. m Communal Open Space
Car Parking Total	Total 100 spaces. Undercroft car parking area (65 no. spaces) (ratio of 0.25 spaces per unit)
Bicycle Parking	438 no. long stay bicycle parking spaces plus 9 for houses.
Vehicular Access	Vehicular access is proposed via the existing White Heather Industrial Estate junction with South Circular Road.
Part V	The applicant is aware of Part V obligations

<b>Table 2: Unit Mix</b>		
Unit Mix	No. of units	%
<b>Apartments</b>	<b>330</b>	<b>98</b>
<b>Town house apartments</b>	<b>7</b>	<b>2</b>
Studio apartments	2	1
1 bed	193	58
2 bed	135	40
3 bed	7	2
<b>Total</b>	<b>337</b>	<b>100</b>

## 4.0 National and Local Planning Policy

### 4.1.1. National

#### **Project Ireland 2040 - National Planning Framework**

Chapter 4 of the Framework addresses the issue of ‘making stronger urban places’ and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 4 sets out to ensure the creation of attractive,

liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

The directly relevant National Policy Objectives as contained within the NPF include:  
National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

National Policy Objective 3b: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

National Policy Objective 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 13: 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. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected. National Policy

Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

National Policy Objective 57 sets out to enhance water quality and resource management, this includes the requirement to ensure that flood risk management informs place making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. Relevant Section 28 Ministerial Guidelines:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Design Manual for Urban Roads and Streets (Interim Advice Note Covid -19, May 2020)
- Guidelines for Planning Authorities on Urban Development and Building Heights, 2018
- Sustainable Urban Housing: Design Standards for New Apartments (2018),
- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (2009).
- The Architectural Heritage Protection Guidelines for Planning Authorities (2011).

#### **4.1.2. Regional Policy**

Eastern and Midland Regional Assembly – Regional Spatial and Economic Strategy.

The NPF requires the Regional Assemblies to prepare Regional Spatial and Economic Strategies in accordance with the Framework set by the NPF. The subject site is located in the Eastern and Midland Regional Assembly area for which a Regional Spatial and Economic Strategy (RSES) was published for the period 2019-2031.

The Strategic Vision of the RSES sets out 16 'Regional Strategic Outcomes' (RSOs), which are noted to be:



“Aligned with international, EU and national policy and which in turn set the framework for City and County Development Plans.”

The following Regional Strategic Outcomes (RSO) are of particular relevance to the proposal:

RSO 1: Sustainable Settlement Patterns “Better manage the sustainable and compact growth of Dublin as a city of international scale”.

RSO 2: Compact Growth and Urban Regeneration “Promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region’s citizens”.

RSO 6: Integrated Transport and Land Use “Promote best use of Transport Infrastructure, existing and planned, and promote sustainable and active modes of travel to ensure the proper integration of transportation and land use planning”.

The Settlement Strategy of the RSES is informed by the NPF which predicts that the population of Dublin will increase from 1,347,500 in 2016, to between 1,489,000-1,517,500 in 2026 and to between 1,549,500-1,590,000 by 2031.<sup>8</sup> The Settlement Strategy for Dublin City and Suburbs builds on the objectives of the NPF and recognises the need for compact growth with the following summary provided:

“Promote compact, sequential and sustainable development of urban areas from large to small to realise targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs”

It is noted that the RSES supports continued population and economic growth in Dublin City and suburbs, with high quality new housing promoted and a focus on the role of good urban design, brownfield redevelopment and urban renewal and regeneration. Consolidation and re-intensification are specific objectives of the

Settlement Strategy for Dublin City and Suburbs as outlined in Regional Policy Objective (RPO) 4.3 that 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.

”In terms of housing, RPO 5.5 is relevant to the proposed development as the Objective is based on the need to provide quality, affordable housing which plays a key role in underpinning economic growth and competitiveness of the Dublin Metropolitan Area. The Objective sets out that:

“Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.”

It is submitted that “The proposed residential scheme of 337 no. units at a density of c. 263 units per hectare, being well served by public transport and being located within the existing built-up footprint of Dublin City, as well as being proximate to extensive local amenities, is consistent with the Regional Strategic Objectives of the RSES which seek compact growth, intensification and consolidation of the City and the integration of transportation and land use planning. Through the creation of a high-density residential development, the proposed scheme will provide for a more efficient use of serviced zoned lands, achieving a more compact urban form allowing for continued population and economic growth of Dublin City and Suburbs, consistent with RSO1, RSO2, RPO 4.3 and RPO 5.5 of the RSES.”

#### 4.1.3. **Local Policy**

##### **Dublin City Development Plan 2016-2022**

Relevant Chapters and Policy from the Dublin City Development Plan 2016-2022

Chapter 4 – Shape and Structure of the City

Chapter 5 Quality Housing

Chapter 6 City Economy and Enterprise

Chapter 10 Green Infrastructure, Open Space and Recreation

Chapter 11 Built Heritage and Culture

Chapter 12 Sustainable Communities and Regeneration Areas

Chapter 16 Development Standards

Appendix 2 Housing Strategy

Appendix 13 Guidelines for Childcare Facilities

Appendix 14 Safety and Security Guidelines.

The subject site is located in an area zoned Z1 with an objective 'to protect provide for and improve residential amenities'. Residential use is permitted in principle in such zones.

The southern frontage of the site also falls within the Grand Canal Conservation Area. The residential properties at 122 to 319 South Circular Road which back onto the site from the north and the adjoining Priestfield Cottages to the east are zoned Z2 with the objective to protect and/or improve the amenities of residential conservation areas.

The site is also bounded to the north by Our Lady of Dolour's Church which is a Protected Structure in the Dublin City Development Plan 2016-2022; RPS 18 49.

## 5.0 Planning History

A review of the planning history at the subject site has shown that these development lands have previously only been in use for industrial/warehouse related uses. However, the recent zoning change on the subject site to Z1 Residential by DCC in March 2020 was made to enable the more efficient use of these urban lands for residential development, being well served by public transport.

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

It is stated by the prospective applicant that four number Section 247 pre-planning meetings took place with Dublin City Council (CCC) on the 19th October 2020; the 6<sup>th</sup> January 2021; 1<sup>st</sup> March 2021; and 20<sup>th</sup> May 2021. The minutes of the meetings are attached to the file.

## 7.0 Submissions Received

Irish Water (report dated 14<sup>th</sup> October 2021)

Irish Water has confirmed that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following:

In respect of Water: To facilitate a connection for the proposed development approximately 50m of a new 200mm ID pipe has to be laid for the connection with installation of a bulk meter and associated telemetry system. The Applicant will be required to fund the upgrade works and be responsible for any 3rd party consents related to the connection.

In respect of Wastewater: The proposed development must incorporate Sustainable Drainage Systems/ Attenuation in the management of stormwater and to reduce surface and storm water inflow into the receiving combined sewer. The applicant will be required to submit and a report to the Local Authority/Irish Water regarding the

current storm connection and contributing surface water area, verified by independent surveys, shall be provided by the applicant to Irish Water at connection application stage and before any existing infrastructure is demolished

## **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 shall provide brief detail on each of these elements hereunder.

## **9.0 Documentation Submitted**

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,

- Planning Report
- Life Cycle Report
- BTR Operational Management Plan
- BTR Justification Report
- Planning Report
- Social and Community Infrastructure Audit
- Material Contravention Report
- Daylight & Sunlight Assessment
- Architectural Design Statement
- Part V Report

- Housing Quality Report
- Drainage and Watermains Report
- Outline CDWMP
- Outline Construction Management Plan
- Flood Risk Assessment
- Operational Waste Management Plan
- Transport Impact Assessment
- Mobility Management Plan
- Mechanical & Electrical Report
- Site Lighting Plan
- Energy Statement
- Wind Analysis
- Landscape Masterplan
- Arboricultural Impact Assessment
- Tree Protection Plan
- Tree Constraints Plan
- Visual Impact Assessment
- Conservation/Architectural Heritage Assessment Report
- Photomontages

I have considered all of the documentation submitted by the prospective applicant, relating to this case.

## 10.0 Planning Authority Submission

10.1.1. 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 copies of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on the 07<sup>th</sup> October 2021.

10.1.2. The Planning Authority has identified a number of considerations which may have a bearing on the Board's decision as to whether the proposal constitutes a reasonable basis for an application. Their report is summarised as follows:

- residential development is welcome in principle and consistent with the land-use zoning objectives for the site.
- while the site is considered suitable for high density development, this is subject to the provision of a high quality scheme, which protects the residential and visual amenities of the wider area.
- have serious concerns regarding the visual impact, due to the height and scale.
- 10 storey Block B03 should be reconsidered having regard to urban context.
- concerns regarding the wide use of external glazed frames as balconies.
- Additional view points and photomontages required.
- Concerns of overlooking of dwellings on St. James Terrace
- Separation distances to be confirmed
- Concern of overshadowing to Priestfield Cottages and properties along the South Circular Road). Overshadowing analysis should be extended to incl. the eastern part of the site and Priestfield Cottages.
- Concern of overshadowing of public open spaces.
- Further clarity with respect to category, quantum and location of the resident support facilities, resident services & amenities as per SPPR 7.
- private amenity terraces to the front of the proposed townhouses within Block 06 does not accord with Section: 16.10.2 Residential Quality Standards – Houses.
- A 0.25 car parking ratio is considered too low

- Issues raised with respect to car parking, cycle parking, internal roads, access and connectivity.
- Clarity on construction phasing.
- Additional information required with respect to Parks and Landscaping.

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

## 11.0 Consultation Meeting

A Section 5 Consultation meeting took place via Microsoft Teams on the 29<sup>th</sup> November 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.

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

### 1. Architectural Design Approach:

- Height, scale, massing and visual impact

### 2. Residential Amenity

- Sunlight and daylight (Impact on proposed and existing surrounding residential development).
- Separation distances to boundaries, overshadowing & overlooking.
- Open space quantum, quality and compliance with Development Plan requirements.

### 3. Deliverability and connectivity to the Canal linear path and consideration of ecology.

### 4. Response to Issues raised in the CE Report. Including:

- IW report (upgrade required)
- Transportation Division Report

### 5. AOB



11.1.1. In respect of Architectural Design Approach, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Regard being had to the CE report received from the PA, further justification is required for integration and transition in scale of the urban form of development, cognisance, being had to height, scale, massing and visual impact.
- Justification that the height of the 10 storey block / element is appropriate given the site's location, context, strategic context and zoning.
- Further consideration and justification of areas of concern and issues raised by the planning authority, if consensus is not forthcoming, then justification for the proposed scheme will have to be made at application stage.

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

- There is a requirement to carry out a Daylight and Sunlight Assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.
- Further assessment of shadow impact to outdoor amenity space within the proposed scheme.
- Further consideration and justification that the proposed development has regard to proximity to boundaries / justification for set back off boundaries, and further justification and assessment of any overlooking and overshadowing impact to adjoining properties and their amenity spaces.
- Further consideration that the layout of the blocks and play provision is in compliance with Development Plan requirements.
- Justification of the quantum of outdoor amenity space proposed to serve the density of population proposed.

- Further consideration that the layout, quantum and design of the open space and communal areas will serve all ages and abilities.

11.1.3. In relation to, deliverability and connectivity to the canal linear path and consideration of ecology, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further elaboration and justification with respect to the connectivity and tying in with the Grand Canal in relation to footpath cycle lane connectivity and boundary treatment.
- Further elaboration on discussions and agreements required with Water Ways Ireland in respect of the canal walkway.
- Clarity in respect of a timeline for construction of a walkway / greenway along the canal at this location.
- Consistency across all documentation and drawings is critical in any future application.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.

11.1.4. In regard to issues raised in the CE report, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- There is a need to address all issues raised by Irish Water in their report, in particular with respect to requirement for an upgraded water network and sustainable storm water drainage solutions.
- Further clarity and response to all issues raised in the transportation department report.
- Further clarity and response to all issues raised in the Parks, Biodiversity and Landscape Services report.

- Further assessment and justification that the access arrangement onto the south circular will be made safe for vehicles and pedestrians.
- Clarification and consideration that existing and proposed large residential schemes in the surrounding area have been taken into account in any traffic impact assessment.
- Further consideration and justification of the proposal with respect to any Part 8 scheme of relevance and or Bus Connects proposals. Clarification that the road layout has regard to safe cycle and bus routes along the south circular road.

11.1.5. In regard to other matters, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- Clarity that there are no discrepancies across all of the application documentation.
- Further meetings should be sought to resolve outstanding issues.

## 12.0 Conclusion and Recommendation

12.1.1. 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.

12.1.2. 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.

12.1.3. Having regard to all of 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 for strategic housing development** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- 12.1.4. 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.

### 13.0 Recommended Opinion

- 13.1.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 13.1.2. Following consideration of the issues raised during the consultation process and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.**
- 13.1.3. 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:

13.1.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A detailed statement, demonstrating how the proposed development will tie in safely with the wider road network, along South Circular Road and Dolphin's Barn, in particular with respect to cycle routes and Bus Connects proposals.
3. A detailed statement, demonstrating how the proposed development will tie in with the Objective 'Z9' strip of OS lands along the Grand Canal Conservation area, specifically with regard to protection of open space zoned lands, buffer required and temporary boundary treatment proposed.
4. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development

materially contravenes the statutory plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect. In the interests of clarity a clear delineation or colour coding on floor plans should be provided indicating which of the apartments are considered by the applicant as dual or single aspect, and which would be north facing single aspect apartments.
6. A Traffic and Transportation Impact Assessment. The provision of car parking should be justified with regard to SPPR8(iii) of the 2020 Apartment Guidelines and the applicable development plan standards.
7. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, Tree Protection Plan and Engineering Plans that take account of one another.
8. Justification of tree loss, layout, location and hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards, provision of diverse play spaces designed for younger children, teenagers and adults of all abilities, hard and soft landscaping and planting details.
9. An up to date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.
10. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:

- (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
  - (ii) A Shadow Impact Assessment of the proposed development on the wider area.
11. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
12. A response to matters raised within the PA Opinion submitted to ABP on the 07<sup>th</sup> of October 2021 in particular, section 2.9 'Building a community', in relation to quantum of resident services and amenities.
13. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
14. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 14<sup>th</sup> October 2021.
15. A response to issues raised in the Drainage Planning Report, and the Transportation Planning report, accompanying the PA Opinion submitted on the 07<sup>th</sup> October 2021.
16. An AA screening report which considers potential impacts on the Qualifying Interests of any Natura 2000 site.

17. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.

18. In light of the BTR Operational Management Plan and BTR Justification Report submitted with the documentation, clarification if the proposal relates to a BTR scheme. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2020 the development, if a BTR scheme, must be described in the public notices associated with a planning application specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development.

19. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

20. Site Specific Construction and Demolition Waste Management Plan.

21. Details of public lighting.

13.1.5. 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. Water Ways Ireland (WWI)
3. National Transport Authority (NTA)
4. Transport Infrastructure Ireland (TII)
5. The Minister for Culture, Heritage and the Gaeltacht,



6. The Heritage Council
7. An Taisce — the National Trust for Ireland
8. 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.

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Fiona Fair  
Senior Planning Inspector  
29.11.2021