



An
Bord
Pleanála

**Case Reference:
ABP-307440-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 861 no. bedspace student accommodation and associated site works.

A site at Our Lady's Grove, Goatstown Road, Goatstown, Dublin 4.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration and / or justification of the documents as they relate to compliance with local planning policy. The further consideration and / or justification should address the objectives “to protect and / or provide for institutional use in open lands” and “to protect and preserve trees and woodlands” that pertain to the site having regard to the provisions of the Dun Laoghaire Rathdown Development Plan 2016-2022.

2. Further consideration and / or justification of the documents as they relate to the development strategy for the site. The further consideration and / or justification should address the following matters:
 - (i) The density of development proposed having regard to the site's locational context.
 - (ii) (The height, scale and massing of the proposed blocks and how the development responds to the receiving environment (the application should address the relationship with existing contiguous development on Friarsland Road to the west, Larchfield Road to the south, the Grove to the east and Roebuck Downs to the north); and
 - (iii) The architectural expression and detailing of the blocks, including but not limited to the composition of the elevations and materiality.

The further consideration / justification should have regard to, inter alia, the guidance contained in the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; and the Dun Laoghaire Rathdown County Development Plan 2016-2022.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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

1. The prospective applicant is advised to address the following in the documents submitted:

- a) Provide additional details in relation to the water and wastewater connections. The details should address the matters set out in the submission received from Irish Water, dated July 30th, 2020.
 - b) Provide additional drainage details. The details should address the matters raised in the Report of the Drainage Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated June 2020.
2. An Architectural Design Statement. The statement should set out a rationale and / or justification for the height, scale and mass of the proposed blocks, having regard to urban design considerations, the locational context and relationship with contiguous developments, visual impacts, and national and local planning policy.
 3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. 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.
 4. A Report that addresses the quantum and quality of services, facilities and amenities proposed having regard to the future needs of the occupants of the proposed development. Where there is a reliance on off-site services, facilities and amenities the report should include details of the location and the nature and extent of offsite provision (inc. details of walking and cycling routes).
 5. A Landscaping Plan that includes a schedule of open space and address the design and function of open spaces within the development.
 6. An updated Arboricultural Report that includes a clear justification for the removal of trees having regard to the provisions of the site specific objective "to protect and / or provide for institutional use in open lands" and "to protect and preserve trees and woodlands".
 7. A report that addresses that impact of the proposed development on the amenity of existing residential units adjacent to the site, specifically how the proposed height and setback from the boundaries will limit the potential for overlooking, overshadowing and overbearing impacts. The report should include full and complete drawings, including cross sections and CGI's that show the relationship between the development and adjacent residential units. Contextual elevations should be provided where appropriate.
 8. Updated Daylight and Sunlight Analysis. The assessment should address the

daylight and sunlight access to units at the lower levels of the proposed development.

9. Construction Waste Management Plan.
10. Construction and Environmental Management Plan.
11. Operational Waste Management Plan.

Also, 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. The Department of Education and Skills
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Irish Water

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.

Tom Rabbette
Assistant Director of Planning
December, 2020