



**JAMESON GATE
THE REDEVELOPMENT OF
PARK SHOPPING CENTRE**

**STATEMENT OF
RESPONSE TO
AN BORD
PLEANALA
OPINION**

MARCH 2021

DMOD
ARCHITECTS

Statement of Response to An Bord Pleanála Opinion

Demonstration of Compliance

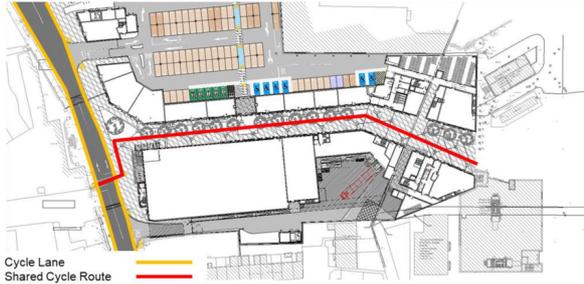
01/03/21

Item	Requests for Specific Information	Responses
	<p>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 constitute a reasonable basis for an application for strategic housing development.</p>	
	<p>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:</p>	
<p>01</p>	<p>Drawings and detailed specifications that show works on and in the public realm, specifically upgrades to footpaths and pedestrian crossings. In addition, drawings should show, if known, the alignment and requirements for any future public transport improvements along Prussia Street (BusConnects). This may require further engagement with the local authority and any other agencies responsible for delivery of same.</p>	<p>To note, Pinnacle Consulting Engineers have engaged with Dublin City Council on this matter. Refer to Section 2.8.1 and Appendix C of the Traffic and Transport Assessment prepared by Pinnacle Consulting Engineers accompanying the application under separate cover for further detail on this engagement. The proposed development does not impact on the future public transport improvements along Prussia Street. The public transport improvements along Prussia Street (BusConnects) and the proposed development are illustrated in Pinnacle drawing reference P200101-PIN-ZZ-ZZ-DR-D-103-S2-P01 GA Bus Connects.</p>
<p>02</p>	<p>Cross sections that detail public realm, landscaping and building interfaces at various locations, but specifically where levels change and where items of heritage value are to be retained. Locations for analysis should include, but are not limited to; along Prussia Street and near Jameson House, between the northern and southern block detailing the new pedestrian realm, and the interface with the Grangegorman Campus. The applicant is urged to consult the Design Manual for Urban Roads and Streets, with particular reference to streetscape, the pedestrian and cyclist environment and carriageway conditions and include the necessary legal consents (as required) to carry out works on property not owned by the applicant.</p>	<p>Refer to Section 1.7 of the Architectural Design Statement prepared by DMOD Architects accompanying the application under separate cover. Also refer to DMOD Architects drawings reference '19047 AP028 Sections Elevations PSt AA BB CC' and '19047 AP029 Sections Elevations PSt DD EE FF' that illustrate 6no. sections across Prussia Street providing levels and details as requested. Also refer to Mitchell & Associates drawing reference LPRU003 100 'Landscape Masterplan - Ground Floor' that illustrates the design, materials and finishes along the proposed new street. Also refer to Pinnacle Statement on Compliance with DMURS, Section 3.2, Section 3.3 and Section 3.4 accompanying the application under separate cover.</p>

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03	A report and map that details pedestrian and cycle facilities as they connect and pass through the development, the report may inform the location of any new or relocated signalised pedestrian crossing along Prussia Street.	<p>Refer to Figure 11 in the Traffic and Transport Assessment prepared by Pinnacle Consulting Engineers which illustrates the proposed future cycle network surrounding and through the proposed development. The NTA has proposed a cycle lane going north/south along Prussia. This is illustrated in Pinnacle drawing reference P200101-PIN-ZZ-ZZ-DR-D-103-S2.</p>
		
		<p>In addition, the Pinnacle Engineering Drawing reference P200101-PIN-ZZ-ZZ-DR-D-100 shows the signalised pedestrian crossing along Prussia Street as agreed with Dublin City Council as part of the Bus Connects consultation referred to above. The NTA's proposal included a shared cycle route through the 'New Street' which will link Prussia Street with TU Dublin's Grangegorman Campus.</p>
04	A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture where proposed and indicates which areas are to be accessible to the public.	<p>Refer to the Landscape Design Report prepared by Mitchell and Associates and the 'Landscape Masterplan - Ground Floor', 'Landscape Masterplan - First Floor' and the 'Planting Details' drawings accompanying the application under separate cover. Also, for details of which areas are to be accessible to the public refer to Section 1.7 of the Architectural Design Statement prepared by DMOD Architects accompanying the application under separate cover.</p>
05	Daylight/Sunlight analysis to an appropriate scale, showing an acceptable level of residential amenity for future occupiers of the proposed development, but specifically neighbouring residential property. The analysis should consider potential overshadowing impacts on adjoining residential areas and other sensitive receptors, particularly with regard to Rathdown Square to the north.	<p>Refer to the Daylight and Sunlight Assessments Report prepared by Digital Dimensions accompanying the application under separate cover.</p>
06	Given the location and availability of public transport, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.	<p>Refer to Section 3.4 of the Traffic and Transport Assessment prepared by Pinnacle Consulting Engineers for the rationale for the proposed car parking provision. In addition, car parking management is set out in Section 3.5 of the Traffic and Transport Assessment and details of a local car share scheme are set out in Section 3.4.7. A standalone Outline Travel Plan has been prepared for both the retail and residential elements of the proposed development.</p>

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07	A detailed schedule of accommodation that indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report that addresses the provision of dedicated amenities and facilities specifically for co-living residents.	The proposed development includes Build-To-Rent Apartment accommodation in lieu of the Co-Living accommodation previously considered. Refer to Appendix B and Appendix C of the Architectural Design Statement prepared by DMOD Architects for the tables demonstrating Build-To-Rent Apartment compliance with the requirements of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
08	A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority, if any.	Refer to Section 1.7 of the Architectural Design Statement prepared by DMOD Architects accompanying the application under separate cover. To confirm, no area of the proposed development or subject site will be taken in charge by the Local Authority.
09	A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development. A building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines is also required	Refer to Section 2.4 of the Architectural Design Statement prepared by DMOD Architects and the Building Lifecycle Report prepared by DMOD Architects accompanying the application under separate cover.
10	Construction and Demolition Waste Management Plan.	Refer to the Outline Construction and Demolition Waste Management Plan prepared by Pinnacle Consulting Engineers accompanying the application under separate cover.
11	Operations Plan to address vehicular movements associated with servicing (including servicing of the substation), deliveries, maintenance, refuse collection and student resident drop offs.	Refer to the Operations Plan prepared by DMOD Architects accompanying the application under separate cover.
12	Student Accommodation Management plan to provide details of the ongoing management of the proposed student accommodation, including any use of the facility as tourist accommodation outside of term times.	Refer to the Estate Management Plan prepared by CRM Students accompanying the application under separate cover.
13	Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted), should be submitted as a standalone document.	Refer to Screening Statement for Environmental Impact Assessment prepared by Simon Clear Associates accompanying the application under separate cover which includes the requirements as set out.