



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference:** ABP-300255-17

**Proposed Development:** 162 no. residential units (42 no. houses, 120 no. apartments/duplexes), a crèche and a community room. Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11.

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.

#### **Residential Design and Density**

1. Further consideration/justification of the documents as they relate to the proposed residential density and to the quality of the proposed residential development. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' and the Draft Update of same issued in December 2017 and the relevant provisions of the Fingal County

Development Plan 2017-2023. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

### **Interaction with Charlestown Place and St. Margaret's Road**

2. Further consideration of the documents as they relate to the design rationale/ justification outlined as it relates to the interaction with Charlestown Place and St. Margaret's Road, in particular justification for the layout of the surface car park at the St. Margaret's Road frontage with regard to Criterion 01 'Context' in the 'Urban Design Manual' issued by the Department of Environment, Heritage and Local Government in May 2009, specifically contribution to the character and identity of the neighbourhood and appropriate response to the nature of specific boundary treatments.

### **Car Parking**

3. Further consideration of the documents as they relate to justification for the proposed quantum of car parking in view of development plan car parking standards and the availability of public transport in the area, both for the residential aspect of the scheme and for the crèche. The design of the proposed car parking is also to be considered with regard to the requirements of DMURS, the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2015) and the draft update of same issued in December 2017, in particular sections 4.15 – 4.24 of the draft update. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

### **Southern Site Boundary and Wayleave**

4. Further consideration of the documents as they relate to (1) the design of the development at the existing sewerage wayleave at the southern end of the site, in particular landscaping details, elevational treatments with regard to passive surveillance and (2) clarification of the exact location of the southern site boundary in relation to the drainage ditch in this part of the site. The further consideration of this issue 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. Planning report to address consistency with the 'TC' zoning objective and the issue of proposed residential density with regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' and the draft update of same issued in December 2017.
2. Design rationale, Housing Quality Assessment and detailed floor plans for the apartments.
3. A site layout plan, cross sections, landscaping details, photomontages and visual impact analysis to indicate potential impacts on and interaction with Charlestown Place and St. Margaret's Road.
4. A site layout plan clearly indicating the site boundary at the southern end of the site, the sewerage wayleave at this location and which areas are to be taken in charge by the Local Authority.

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:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Relevant 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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Tom Rabbette  
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January, 2018