



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300906-18

Proposed Development: 181 no. houses, a crèche, car and bicycle parking, 2 no. substations, landscaping and public open spaces and all associated site works.
Woodtown, Ballycullen, Dublin 16.

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. Timing and Phasing of Development

Further consideration and/or justification of the documents as they relate to the planning rationale for developing at this location having specific regard to the possible prematurity of development at this location pending the completion/provision of key development as identified in Table 6.3.1 Eastern Side of the Plan lands of the Ballycullen-Oldcourt Local Area Plan.

2. Connectivity and Permeability

Further consideration and/or justification of the documents as they relate to the provision of vehicular, cycle and pedestrian connections and permeability through the site and to contiguous residential lands, particularly to the north and east of the development site and having regard to the specific road objective for these lands as identified in the Ballycullen-Oldcourt Local Area Plan. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

3. Urban Design Response, Layout and Visual Impact

Further consideration and/or justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas; the specific site characteristics of the development lands; and the difference in ground levels of contiguous lands. Further consideration and/or elaboration regarding the landscape and visual impact arising from the proposal should also be considered. Further elaboration including illustrations of how the site analysis/context informed the proposed urban design response would be useful. Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.

4. Density

Further consideration of the documents as they relate to the density proposed having regard to, inter alia, the minimum densities provided for in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. Further consideration should also be given to the unit typology i.e. apartments and/or duplexes and to providing an appropriate mix of units within the development site. Should the further consideration of the density result in an increase in building height, the documentation at application stage should address potential landscape and visual impacts on the contiguous residential lands and on the wider environs. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

5. Public Open Space

Further consideration and/or justification should be given in relation to the location, distribution and qualitative nature of the public open space particularly in the context of accessibility from within and from adjoining developments. Further consideration/justification should be also given to the surveillance of and usability of these spaces addressing in particular level

changes across the site and integration of open space with adjoining lands to the north and east. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

6. Environmental Impact Assessment

Further consideration as to the possible need to submit an Environmental Impact Assessment Report, where the applicant is of the opinion that environmental impact assessment is not required, a clear rationale/ justification for such a position should be made at application stage.

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. A site layout plan which clearly indicates proposed vehicular, cycling and pedestrian connections to the site.
2. Details of existing and proposed levels across the development site relative to adjoining lands.
3. Photomontages and cross sections showing how the development will interface with adjoining residential developments.
4. Details of surface and storm water management proposals having regard to the topography of the development land and the potential to increase the risk of flooding elsewhere. All existing watercourses that traverse the site should be clearly identified on a site layout plan.
5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture and play equipment, where proposed. The landscaping plan should provide colour coded details of walking/cycling routes proposed within the development.
6. A phasing plan for the proposed development should be provided which includes the phasing arrangements for the public open space and Part V provision.
7. A construction and demolition waste management plan should be provided.

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
- Córas Iompair Éireann
- National Transport Authority
- Inland Fisheries Ireland
- Waterways Ireland
- Minister for Culture, Heritage and the Gaeltacht
- Heritage Council
- An Taisce – the National trust for Ireland

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