



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301098-18

Proposed Development: 10-year permission for 927 no. residential units (355 no. houses and 572 no. apartments), childcare facility and retail units, 1,458 no. car parking spaces and associated works. The application site includes the possible linear earthworks (DU026-087), a Recorded Monument.
Clay Farm, Ballyogan, Dublin 18.

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.

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 response to An Bord Pleanála's reason for refusal, and comments on the associated Direction, relating to Strategic Housing Application reg. ref. TA0002. (The prospective applicant may also give consideration to the issues raised in the Inspector's Report on TA0002.)

2. A phasing plan for the proposed development that has regard to, inter alia, delivery of the surface water infrastructure required to service phase 1 and, if applicable, proposals to protect the surface water infrastructure delivered as part of phase 1 during the construction period for the subsequent phases.
3. A building lifecycle report as referred to in section 6.13 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (Department of Housing, Planning and Local Government, March 2018).
4. Details in relation to the car parking provision to include the following: drawings that differentiate those spaces designated for the occupants of each residential unit and those designated for visitor parking; drawings that clearly indicate minimum dimensions of car parking spaces; location of designated disabled parking spaces, and proposals, if any, for the provision of electric vehicle charging points.
5. Justification and a rationale for the bicycle parking provision having regard to, inter alia, section 4.15 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (Department of Housing, Planning and Local Government, March 2018).

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. Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection and nature conservation)
2. The Heritage Council (for archaeological heritage protection and nature conservation)
3. An Taisce – the National Trust for Ireland (for archaeological heritage protection and nature conservation)
4. Inland Fisheries Ireland
5. Córas Iompair Éireann
6. Transport Infrastructure Ireland
7. National Transport Authority
8. 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.

Rachel Kenny
Director of Planning
April, 2018