



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301477-18

Proposed Development: 305 no. apartment units in 2 no. blocks ranging from 3-8 storeys, provision of a crèche, gym and all associated site works.

Lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

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. Zoning Objectives

Further consideration of the documents as they relate to the zoning objectives for the site. Particular consideration should be given to the County Development Plan objectives: Specific Local Objective UC6 SLO:1 and Housing Policy 7 Objective 4, that limit building height to no greater than three storeys in Palmerstown Village and the greater Palmerstown Area. An appropriate statement in relation to section 8(1)(a)(iv) of the Planning and

Development (Housing) and Residential Tenancies Act 2016, should be supported by the relevant national guidance documents. Specific attention is also drawn to the underlying Village Centre land use zoning for the site and a robust justification for the mix of land uses proposed should be prepared that outlines consistency with the relevant development plan objectives for the future development of Village Centres. Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

2. Site Permeability

Further consideration of the documents as they relate to pedestrian and cyclist permeability through the site. Attention is drawn to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') insofar as maximum permeability for pedestrians and cyclists should be considered as a starting point to the design process and the achievement of a compact urban structure. This should include the potential to create a pedestrian link between Kennelsfort Road Lower and the Lucan Road. Consideration should also be given to the Design Manual for Urban Roads and Streets as it relates to Connectivity and the importance of placing the pedestrian and cyclist at the top of the user hierarchy. Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

3. Public Realm

Further consideration of the documents as they relate to public realm and the creation of a sense of place. Specific reference is made to both the Sustainable Residential Development in Urban Areas and the Design Manual for Urban Roads and Streets as they relate to streets that contribute to the creation of attractive and lively mixed-use places and new urban spaces that have adequate pedestrian facilities and appropriate junction design. This is all in the context of the existing high quality public realm associated with Palmerstown Village. Further consideration of this issue may require 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. A management plan for open space and roof gardens.

2. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of existing and future residents in relation to daylighting, overshadowing and overlooking. Specific attention should be paid to proposed accommodation and interactions with existing development to the north along Kennelsfort Road Lower, Old Lucan Road and Rose View. In addition, attention is drawn to the residential amenity associated with single aspect corner units in Block A.
3. An architectural report accompanied by photomontages of the proposed development should outline the design rationale for the proposed building height, scale and massing. Photomontage images from a number of key approach roads to the development site and from the Liffey Valley Special Amenity Area Order.
4. A phasing plan for the proposed development.
5. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
6. Details of all materials proposed for the proposed buildings, open spaces, paved areas, boundary and any retaining walls.
7. A traffic impact assessment report of the impact the proposal would have on the road network in the area, in particular, the signalised junctions immediately adjacent and east of the development site. Further consultation with the planning authority is advised in this respect.
8. 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:

- Transport Infrastructure Ireland
- National Transport Authority
- Irish Water
- Irish Aviation Authority and Department of Defence (Casement Aerodrome)
- Dublin Airport Authority

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
June, 2018