



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-301629-18**

**Proposed Development: 115 no. units (828 bed spaces).  
Avid Technology International, Carmanhall Road,  
Sandyford Industrial Estate, 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 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. Further consideration and/or justification of the documents as they relate to the proposed commercial element of the scheme in terms of public accessibility, their availability for use by the wider public and the creation of an active streetscape as per section 3.5.4 of the Sandyford Urban Framework Plan 2016 and Specific Local Objective 113 of the operative County Development Plan, 2016. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the quantum, distribution and compatibility of communal facilities and their location within the overall development, creation of an attractive and accessible central hub and the provision of a greater range of apartment types. Further consideration of the proposed quantity of 7 and 8 bed units, or justification at application stage, if the number of these units is to be maintained. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted 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. Additional drainage details having regard to the Report of Irish Water to An Bord Pleanála dated 11th June 2018, together with the report of the Drainage Division of the planning authority, as contained in the Chief Executive Report dated 5th June 2018.
2. Additional documentation relating to appropriate flood risk assessment that demonstrates the proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices').
3. Internal Daylight/Sunlight Analysis, showing an acceptable level of residential amenity for future occupiers.
4. A site specific Student Management Plan which includes details on management outside of term-time.
5. Construction and Demolition Waste Management Plan.
6. Waste Management Plan.
7. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed.

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. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Córas Iompair Éireann
5. Commission for Railway Regulation
6. Health Service Executive

**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  
Assistant Director of Planning  
June, 2018