



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-301909-18

**Proposed Development:** Demolition of buildings and construction of phase 1 of mixed use residential development (427 no. apartments, 358 no. bed space student accommodation), childcare facility, new roads, accesses and associated site works.  
**Belgard Gardens, Belgard Square North, Tallaght, Dublin 24.**

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/amendment of the documents as they relate to the provision of car parking and mobility management within the proposed development. The documentation submitted at application stage should provide a robust rationale for the amount of car parking that is proposed. This should have due regard to the pattern of demand for travel that is likely to arise the occupation of the proposed development, as well as to the likely demand from households to have access to private transport even where it

does not provide the primary mode for travel to work or school. The documentation should also take proper account of the prospective future development of the rest of the site, and to the prevailing patterns of car ownership in the area, whereby circa 87% of households in the county and circa 73% of households in the electoral division where the site lies reported having at least one motor car at the last census.

2. Further consideration of the documents as they relate to the standard of amenity that would be provided to the occupants of the proposed development. The documentation submitted at application stage should be sufficient to demonstrate that the proposed apartments and student accommodation would be provided with sufficient internal accommodation, privacy, daylight and sunlight, and private and shared open space, and that they would comply with the applicable requirements of the development plan and the apartment design standards issued in 2018, including its Specific Planning Policy Requirements.
3. Further consideration of the documents as they relate to the detailed design of the proposed development. The documentation submitted at application stage should demonstrate that the external finishes, materials and detailing of the proposed buildings and that the landscaping and surface/boundary treatments of the streets and outdoor spaces would be of a sufficient quality to ensure that the proposed development made a positive contribution to the character of the area over the long term.
4. Further consideration/amendment of the documents as they relate to the provision of cycle facilities. The documentation submitted at application stage should demonstrate that the cycle facilities along streets are designed in accordance with the National Cycle Manual and that they provide an acceptable quality of service with continuity and suitable priority across junctions; that they avoid conflict between cyclists and pedestrians; and that they allow access to destinations on both sides of the street for cyclists. Segregated facilities should only be provided where the criteria set out at section 1.7 of the manual have been met. The documentation should show cycle parking in secure and convenient locations across the development to meet the needs of occupants and visitors and in various formats that are accessible and easy to use by cyclists with the range of physical capacities that would be expected in a residential scheme. The documentation should indicate how the amount of cycle parking would comply with the relevant guidance set out in the development plan, section 5.5 of the National Cycle Manual and section 4.15 of the apartment design standards.
5. Further consideration/amendment of the documents as they relate to the phasing of development on the site and its integration with the development and regeneration of the town centre. The documentation should indicate the timeframe in which the proposed development would proceed and that the

infrastructure required to support and facilitate development on the rest of the application site and on neighbouring land was provided in a timely manner. The documentation should also demonstrate that the layout and design of the development would be compatible with the proper and sustainable development of adjoining land.

6. Further consideration of the documents as they relate to water supply and drainage infrastructure. The documentation submitted at application stage should be sufficient to demonstrate that the proposed surface water infrastructure would be adequate to cater for the proposed development and whether the council had indicated its agreement or otherwise to the proposals in this regard.

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 mobility management plan, which would include specific and quantifiable measures to facilitate the demand for travel and for parking arising from the development including, as appropriate, proposals to provide access to off-site car parking facilities for residents of the proposed apartments, and information as to where the responsibility would lie for the ongoing implementation of each measure.
2. An analysis, prepared by suitably qualified persons, of the impact of the proposed development with regard to daylight/sunlight and microclimate. The analysis should demonstrate the impact of the development on adjoining streets and lands, and well as the standards achieved within the proposed apartments and student accommodation, in private and shared open space, and in public areas and streets within the development.
3. A plan for the ongoing management of the proposed development and the upkeep of its amenities, including a building life cycle report under section 6.13 of the 2018 Apartment Design Guidelines.
4. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual for all streets, including the revised junction to replace the roundabout on Belgard Square North and the proposed crossing of the Belgard Road.

5. Details as to how the proposed development would facilitate existing and proposed bus services in the area, with particular reference to the proposals made by the NTA for the BRT project and BusConnects.
6. Details of any measures required to prevent interference with aviation, in particular the use of the helipad at the hospital at Tallaght.
7. Proposals with compliance with Part V of the Planning and Development Act, 2000 (as amended).

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
- South Dublin County Childcare Committee

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Rachel Kenny  
Director of Planning  
August, 2018