



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-302461-18

Proposed Development: 184 no. residential units (134 no. apartments, 14 no. maisonette units, 36 no. houses) and associated site works.

Res 2 site, Development Area 2, Cherrywood Planning Scheme (Plot TC6), Laughanstown, 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. Notwithstanding that the documents constitute a reasonable basis for an application, the prospective applicant should satisfy themselves that the building heights proposed provide the optimal urban design and architectural solution for this site (having regard to the wider design objectives of the SDZ). A justification/design rationale of the proposal in this regard should refer to the objectives in national and local planning

policy to secure a suitable building height across the site in an area served by high capacity public transport, as well as to the existing and emerging context of the wider area. Material submitted should include but is not limited to: extensive photomontage and computer-generated images of views across the site, for example from Tully Park; detailed contextual drawings that incorporate proposed and permitted development in the vicinity, specifically on the southern side of Bishop Street and any other material the applicant decides will satisfactorily illustrate the design proposal.

Consideration should also be given to the possibility that the new s.28 guidelines on urban development and building heights would be material to a decision on the application having regard to the recently issued draft guidelines on the topic.

2. A report or reports that satisfactorily address all relevant objectives contained within the Cherrywood Planning Scheme and where divergence is proposed, in areas such as quantum and phasing, urban form and own door access, landscape and public realm design, a suitable and reasoned design rationale should be submitted.
3. Having regard to, inter alia, the specific wording relating to this development site and building height objectives, quantum and phasing, urban form and own door access, landscape, etc. contained in the Planning Scheme, the applicant should satisfy himself/herself that they can proceed with an application for the proposed development noting the provisions of section 9(6)(c) of the Planning and Development (Housing) and Residential Tenancies Act 2016. In the event that an application is made, the application documentation should clearly lay out the justification and rationale for the proposed development having regard to the above. The materiality or otherwise of any contravention of the statutory objectives pertaining to the site, should be fully addressed in the application documentation.
4. A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the prominent location within the Cherrywood Planning Scheme and the proximity to the Luas Green Line.
5. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). In addition, the applicant shall ensure that advice provided by the guidelines in relation to the development management process (section 6.0) is followed.
6. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of future residents in

relation to daylighting, overshadowing and overlooking. Specific attention should be paid to the separation distances between opposing blocks and the impact upon privacy and overlooking. Section 3.0 *Apartment Design Standards* of the Sustainable Urban Housing: Design Standards for New Apartments 2018, provides guidance in respect to these issues.

7. An Archaeological Assessment Report should be submitted
8. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.

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. Department of Culture, Heritage and the Gaeltacht
5. Luas Operator – Transdev Ireland
6. Department of Education and Skills
7. Dun Laoghaire Rathdown County Childcare Committee

Director of Planning
October, 2018