



An
Bord
Pleanála

**Case Reference:
ABP-302802-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 518 dwellings consisting of 315 houses and 203 apartments, and a creche. Boherboy, Saggart. Co. Dublin.

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 of the documents as they relate to the provision of pedestrian and cycle links from the proposed development towards the local centre and Luas stop at Fortunestown to the north-east of the site. The submitted documentation should be sufficient to show that proper links would be provided to the Carrimore estate and the existing open space adjoining the site upon the initial occupation of the proposed homes. If links are not proposed to existing roads, the submitted documentation should indicate how the proposed links can facilitate movement by pedestrians and cyclists after

dark and whether such movement would be constrained by gates or barriers. Cycle links should be designed in compliance with the National Cycle Manual issued by the NTA.

2. Further consideration of the documents as they relate to the provision of safe vehicular access to the Boherboy Road. The submitted documentation should clarify the extent of works to that road that would be part of the proposed development and specify whether any other works would be required to provide a safe vehicular access to the road and who would be responsible for their completion.
3. Further consideration of the documents as they relate to the density of the proposed development. The documentation should indicate the net residential density calculated in accordance with Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009. Open spaces that would mainly serve the occupants of the proposed housing should be included in the net site area for this purpose. The documentation should demonstrate how the proposed development would comply with the advice at section 5.8 of those guidelines regarding sites within 1km of a light rail stop. If it is proposed to materially contravene the provisions of the local area plan, then a statement justifying the contravention is required to be submitted.
4. Further consideration of the documents as they relate to the heights of the proposed buildings. The submitted documentation should have regard to the Guidelines for Planning Authorities on Building Heights and Urban Development, 2018 including its specific planning policy requirements, and the need to provide a sufficient density of development on the site and a high standard of architectural and urban design particularly with respect to the proposed apartment buildings. If it is proposed to materially contravene the provisions of the local area plan, then a statement justifying the contravention is required to be submitted.
5. Further consideration of the documents as they relate to the proposed housing mix. The submitted documentation should demonstrate that the proposed housing would meet the needs of a suitably wide proportion of the

community. If it is proposed to materially contravene the provisions of the local area plan, then a statement justifying the contravention is required to be submitted.

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 Arts, Heritage and the Gaeltacht (Nature Conservation)
5. Inland Fisheries Ireland
6. An Taisce
7. Heritage Council

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 Site-Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
2. A statement of compliance with the applicable standards set out in DMURS, and a mobility management plan which justified the proposed provision of parking for cars and bicycles.
3. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various

requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.

4. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines.
5. A phasing scheme for the development which would indicate how open space and access to serve the proposed houses would be provided in a timely and orderly manner
6. Proposals for compliance with Part V of the planning act.
7. A draft construction management plan
8. A draft waste management plan.

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.

Assistant Director of Planning
,2018