

An
Bord
Pleanála

Case Reference:

ABP-302965-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 428 no. residential units, creche, provision of distributor road and associated site works.

Townland of Corke Little, Woodbrook, Shankill, 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. Height, Density and Unit Mix

Further consideration of the documents as they relate to the development strategy for the site as it relates to the heights, density and unit mix proposed. This should be outlined in the context of both Phase 1 of the proposed development and also the overall proposed development of the Woodbrook lands (Phases 1 & 2). In this regard, the prospective applicant should satisfy themselves that the design strategy

which they propose for the site, as it relates to height, density and unit mix provides the optimal architectural solution for this strategic site and is proposed for development at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the site is served by existing and planned public transport. The proposed development shall have regard to inter alia, national policy including the National Planning Framework, Urban Development and Building Heights Guidelines for Planning Authorities 2018, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 and Sustainable Urban Housing: Design Standards for New Apartments March 2018, local planning policy and the sites context and locational attributes.

2. Connectivity and Permeability

Further consideration of documents as they relate to the proposed connections particularly to the north of the proposed development and potential future connections to the south, with regard to inter alia, the criteria set out in the Urban Design Manual relating to 'Connections' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the Design Manual for Urban Roads and Streets. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Surface Water Management and Flooding

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report received by the Board on 6th December 2018 and contained in Appendix B of the Planning Authority's Opinion (report dated 20th November 2018). Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). Further consideration of these issues may require an 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:

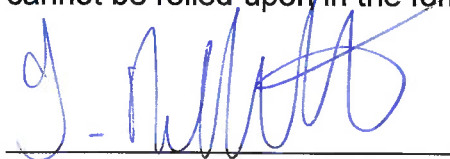
1. A car parking management strategy for the proposed development which should have regard to existing and planned public transport which serves the area.
2. A layout plan should be provided that details the location and appropriate quantity of bicycle parking spaces.
3. Detailed drawings and supporting documentation of the proposed arrangements for the entrance to the proposed development and the proposed Woodbrook Avenue from the Old Dublin Road.
4. Details of the reservation provided for the proposed East Coast Cycle Trail.
5. The prospective applicant shall clarify with the Planning Authority, prior to the lodging of any application, as to whether a Draft Section 47 agreement should be submitted with the application concerning works which are proposed under the LIHAF agreement.
6. Prospective applicant should satisfy themselves that a Stage Two Natura Impact Statement is not required for the proposed development.
7. Additional cross sections at appropriate intervals showing the proposed development and the relationship with existing developments adjacent the site to the south. Drawings should be appropriately scaled. Site sections should be clearly labelled and located on a layout 'key' plan.
8. A full and complete drawing that details all proposed boundary treatments.
9. A plan of the proposed open spaces within the site clearly delineating the hierarchy of open spaces.
10. A site layout that details any areas to be taken in charge by the local 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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Coras Iompair Eireann
8. Commission for Railway Regulation
9. Dun Laoghaire Rathdown Childcare Committee

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

14th January, 2019