



An  
Bord  
Pleanála

**Case Reference:  
ABP-303100-18**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 175 no. apartments including coffee shop, medical practice and associated site works.**

**North of Poppintree Industrial Estate bounded by St. Margaret's Road to the north and Balbutcher Lane to the South East. Dublin 11.**

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, Scale and Density**

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale and density of the proposal particularly in the context of the suburban location of the site. In addition to the consideration of National Policy and Guidelines, particular regard

should be had to demonstrating that the proposal satisfies the criteria set out in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

## **2. Design and Layout**

Further consideration and/or justification of the documents as they relate to the proposed strategy for the development of the site in respect of the design and layout of the proposal, particularly with regards to the location of the higher element of the proposal on the site. Particular regard should also be had to creating suitable visual relief in the treatment of elevations. An architectural report and urban design statement should be submitted with the application. Furthermore, the layout should address the creation of usable, amenable and high quality open spaces within the development. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

## **3. Car Parking**

Further consideration and/or justification of the documents as they relate to the proposed car parking strategy for the proposed development, having particular regard to the level of parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking and visitor parking (noting that this is an apartment development and not a built to rent/shared accommodation proposal). 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. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Particular regard should also be had to details showing proposals for the treatment of the interface between the proposed buildings and public realm. The documents should also have regard to the long term management and maintenance of the proposed development.
2. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units should be submitted.
4. Additional CGIs/ 3D modelling showing the proposed development relative to existing development in vicinity.
5. A life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
6. Drainage information as detailed in in Addendum B, Drainage Report, dated 20/12/2018 of PA Opinion submitted to An Bord Pleanála and Irish Water report to An Bord Pleanála dated 12/12/2018.
7. A report which addresses potential micro-climate issues, including potential issues of down draft, together with any mitigation measures proposed, if necessary.

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. HSE
5. Irish Aviation Authority
6. Dublin Airport Authority

**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  
January, 2019