



An
Bord
Pleanála

**Case Reference:
ABP-303163-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 100 no. apartments, 5 no. retail units, community meeting room and associated site work.

Corner of Main Road and Greenhills Road, 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. Height, Design, Scale, Mass and Density

Further consideration of the documents as they relate to the development strategy for the site as it relates in particular to the height, design, scale, mass and density proposed. In this regard, the prospective applicant should satisfy themselves that the design strategy which they propose for the site, as it relates to (i) height, design including finishes, mass, scale and density, providing for the optimal architectural

solution for this focal site and (ii) that the proposed development is at a sustainable density to provide for an acceptable efficiency in serviceable land usage balanced with the requirement to respect the context within which the site is located. 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 and context.

2. Public Realm and Community Uses

Further consideration of the documents as they relate to the provision of a new civic plaza and public realm at this key location in Tallaght village, as well as clarity as to whether community or retail use is proposed. Details of materials, finishes, uses, maintenance and managements of these spaces and buildings should be further considered in the documents.

3. Integration with adjoining development

Further consideration in respect of the integration between the existing and proposed residential developments in the perspective applicant's ownership, including nature of the proposed residential use of the existing and proposed residential development (eg. Build to Rent, sale, etc.), sharing and management of semi-private/communal open space, car parking, bike parking, refuse and storage facilities, etc. is sought. In this regard and as a result of further consideration in respect of this issue, further consideration in respect of the proposed application site boundary, development description, etc. is considered appropriate.

4. Car Parking

Further consideration of documents as they relate to the proposed parking strategy for the proposed development and adjoining existing scheme. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Surface Water Management and Flooding

Further consideration of the documents as they relate to surface water management for the site. This further consideration should seek to maximise the SuDS measures proposed within the design of the proposed surface water management strategy. 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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of balconies, shopfronts, landscaped areas, pathways, entrances and boundary treatment/s. 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, avoiding blank facades and having regard to the context of the site and particularly architectural heritage. The documents should also have regard to the long term management and maintenance of the proposed development.
2. A traffic and transport assessment and mobility management framework for the proposed development which should have regard to existing public transport which serves the area.
3. A public realm and permeability strategy which address the treatment of the proposed Civic Space and outlines how the proposed development can be accommodated within the existing public realm with particular regard to pedestrian crossing facilities and access to and through the proposed development.

4. Details regarding the impact on the internal open space from the requirement to provide ventilation for the basement car park.
5. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and of adjoining properties. A comprehensive daylight and sunlight analysis addressing proposed units and open spaces should also be included.
6. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units and adjoining public pathways.
7. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
8. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
9. An Archaeological Impact Assessment shall be submitted which responds to the comments outlined in the report received by the Board from the National Monuments Service which is attached.
10. An Architectural Heritage Impact Assessment shall be submitted which addresses in particular the visual impact of the proposal on adjoining protected structures and areas of architectural heritage in the vicinity of the site.
11. A justification for the exclusion of a childcare facility from the proposal.
12. 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. South Dublin 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.

Rachel Kenny

Director of Planning

February, 2019