



An
Bord
Pleanála

Case Reference:
ABP-303209-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 116 no. residential units, creche and associated site works.

Sutton's Fields, Ballybetagh Road, 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 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.

Further consideration is required in respect of the documentation relating to the provision of direct and convenient pedestrian and cycle links to the existing built up area of the village including, as appropriate, a link to the Ballybetagh Road that would be open on a 24 hour basis following the line of the existing trackway/laneway on the landholding adjoining the curtilage of the primary school.

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 plan showing all areas of the proposed development to be taken in charge by the local authority. Streets and paths that facilitate links to future development on other lands should be shown as continuing to the boundary of the site without leaving scope for ransom strips.
2. A report demonstrating compliance with the applicable standards set out in DMURS with particular reference to the proposed junction and footpath on the Ballybetagh Road, having regard to the proposed urban development on the site and the need to control vehicular traffic coming from the rural road network to the west.
3. 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.
4. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
5. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
6. A draft construction management plan.

7. A draft waste management plan.

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. Irish Water
3. Dun Laoghaire Rathdown County 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
February, 2019