



An
Bord
Pleanála

**Case Reference:
ABP-303301-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 978 no. residential units (624 houses and 354 apartments) 2 no. childcare facilities, 1 no. retail unit, 1 no. community facility and all associated site works.

Lands at Kilcarbery, Corkagh Demesne, Deansrath, Nangor, Clondalkin, Dublin 22.

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.

Design, Layout and Unit Mix

1. Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on

Sustainable Residential Development in Urban Areas, 2009 and the Design Manual for Urban Roads and Streets. In addition to density which is addressed below, the matters of unit mix and design, the configuration of the layout and the creation of distinct character areas within the proposed development, connections to existing and proposed residential development and public open spaces should all be given further consideration and/or justification. Further justification/consideration of the development strategy as it relates to the interface of the site with the R136 to the west and Corkagh Park to the south. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

Density

2. Further consideration/justification of the documents as they relate to the density in the proposed development and in particular 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. Particular regard should be had to the calculation of the net density area within the site boundary and compliance with Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 in this regard. A drawing detailing the calculation of net density within the site boundary which is in compliance with Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 shall be submitted. Where it is proposed to exclude certain areas with the site from the calculation of net density, a clear justification and rationale for same shall be submitted. 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. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

Surface Water Management and Flooding

3. 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 private amenity areas, commercial facades, 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 creating active frontages and corners. The documents should also have regard to the long term management and maintenance of the proposed development.
2. A mobility management framework and car parking rationale for the proposed development which should have regard to existing public transport which serves the area.
3. A public realm and permeability strategy which addresses connections to and from the site and in particular the treatment of the proposed interface with Corkagh Park to the south.
4. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units, public pathways and interfaces with the public realm.

5. 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.
6. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
7. 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. IAA
8. Department of Defence
9. 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.

Tom Rabbette
Assistant Director of Planning
,2019