



An
Bord
Pleanála

**Case Reference:
ABP-303505-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 192 no. apartments replacing 56 no. apartments permitted under D15A/0247 and PL06D.246601.

Clay Farm (Phase 1C), Ballyogan 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 issue needs to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

Future Residential Amenity

Further consideration and/or justification of the documents as they relate to the future residential amenity of units vis-à-vis sunlight and daylight provision and the target values used to assess same. Consideration should also be given to the qualitative nature of proposed open space areas, outlook from residential units and the location of bicycle storage with specific regard to the potential impact on the

residential amenity of the units. The further consideration of this issue 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 site layout plan indicating any encroachment onto F1 zoned lands. In the context of ancillary or associated enabling infrastructure (roads and carparking) being located on lands zoned open space and thereby reducing the quantum of open space, a design rationale/planning justification in respect of the open space provision, and provision of enabling infrastructure thereon should be submitted which should also reference any relevant extant permissions and/or as constructed development.
2. Having regard to the local road network serving the immediate area and its ability to accommodate additional traffic and/or accesses pending the completion of the Ballyogan loop road, the prospective applicant should demonstrate the suitability of the proposed vehicular access arrangements for the subject site.
3. Details regarding surface water management proposals which address the concerns raised in the planning authority's opinion.
4. Details of existing and proposed levels across the development site relative to adjoining lands.
5. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).

6. A construction and demolition waste management plan.
7. A phasing plan for the proposed development including phasing of this development in the context of the permitted Phase 1 and 2 developments on the overall Clay Farm lands.
8. A site layout plan indicating all areas, if any, to be taken in charge.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. Córas Iompair Éireann
5. 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
,2019