



An  
Bord  
Pleanála

**Case Reference:  
ABP-303506-19**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 492 no. Build to Rent residential units, provision for commercial use and associated site works.**

**Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.**

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. Further consideration/amendment of the documentation as it relates the interface between the proposed development and the Naas Road. The revised documentation should provide a greater degree of pedestrian permeability and intervisibility between the public footpath and the front of the proposed development with additional access points for pedestrians from the Naas Road. To this end the density of planting at ground and eye level along the boundary should be minimised, as should the width of the carriageway on

the access road and the visual impact of the car parking in front of the proposed building using the recommendations for local streets set out in DMURS.

2. Further consideration and amendment of the documentation as it relates to the pedestrian and cycle routes in the proposed development. The revised documentation should illustrate that the routes have proper connections with the public road network, including its footpaths and cycle facilities, and to planned facilities on adjoining lands. In this regard access should be provided from the western end of the proposed public footpath and cycle route at the south of the site back to the Naas Road at the western end of the site. This access should also facilitate pedestrians and cyclists travelling to the commercial premises in the proposed development. The submitted documentation should demonstrate that the proposed cycle facilities would be in accordance with the National Cycle Manual issued by the NTA, and that proper priority is given to pedestrians and cyclists across entrances to the access road at the front of the site and the basement car park.

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. Cross sectional drawings showing the proposed development in the context of full width of the Naas Road and the buildings on the other side.
2. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted

which specifies the use of low maintenance and durable finishes, possibly in substitution for the render panels shown on the submitted elevations.

3. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build- to-Rent accommodation, and which imposes a requirement that the development remains owned and operated by an institutional entity and that similarly no individual units are sold or rented separately. The proposed agreement shall be suitable to form the basis for an agreement under section 47 of the planning act between the planning authority and the owner of the site and it shall bind the owner and any successors in title for a minimum period of at least 15 years.
4. A mobility management strategy which shall be sufficient to justify the amount of parking proposed for cars and bicycles. The amount of bicycle parking should comply with the standards set out in table 16.2 of the city development plan, and it should be in locations that are convenient, sheltered and secure.
5. A housing quality assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.
6. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units and in private, shared and public open space.
7. A draft construction management plan and 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. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. The Dublin City 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.

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Tom Rabbette  
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March, 2019