



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 303825-19

Proposed Development: 153 no. residential units (15 no. duplex/Masionettes and 138 no. apartments) and associated site works.

Lands East of the Assumption National School, Long Mile 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 constitute a reasonable basis for an application for strategic housing development.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outline the design rationale for the proposed building heights having regard to inter alia, National policy such as Urban Development and Building Heights Guidelines for Planning Authorities' – 2018 and Local planning objectives concerning building height, the site's context and locational attributes.
2. Detailed contextual elevations and cross sections that show existing development in the vicinity, specifically but not confined to the following: the

relationship between apartment blocks, landscaped boundary and the entire width of the Long Mile Road and footpaths, the relationship between apartment blocks and existing houses along Walkinstown Road and the internal relationships between blocks and the landscaped perimeter amenity space.

3. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed. Details relating to the materiality of the proposed podium and ground floor open spaces should also be submitted. Detailed proposals for the interface between the proposed development and Long Mile Road, together with details of the public realm along Long Mile Road should be submitted. Additional detailed CGIs and visualisations should be submitted in this regard.
4. The following reports that address all aspects of building appearance and durability:
 - (a) A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details Particular attention is required in the context of the visibility of the site along the Long Mile Road and to the long-term management and maintenance of the proposed development.
 - (b) A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
5. 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.
6. 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.
7. 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.
8. 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. Transport Infrastructure Ireland
3. National Transport Authority
4. The Dublin City Childcare Committee

Director of Planning/Assistant Director of Planning
,2018