



An
Bord
Pleanála

**Case Reference:
ABP-304142-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 345 no. apartments, creche, media and business centre with all associated site works.

Site at the Corner of Airton Road and Belgard Road, Tallaght, Dublin 24.

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. Height, Density and Unit Mix

Further consideration of documents as they relate to height and density. In this regard a planning rationale/justification for the height and density proposed should be submitted which has due regard to inter alia, local and national planning policy context including consideration of the performance criteria set out in the Local Area Plan in respect of building height, pattern of existing and permitted residential

developments in the area and the zoning objective and permitted densities pertaining to such lands and how the proposed development of the scale proposed would be successfully assimilated into the area.

A planning rationale/justification for the proposed unit type/mix should be submitted which includes a housing assessment report that considers existing and recently permitted developments in the Tallaght area including tenure, unit type and mix. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Design

Further consideration of documents as they relate to the urban design response, site context and street interface, in particular the architectural design response and treatments employed at ground floor of the proposed blocks and the external perimeter of the site. Further consideration of the design should also have regard to the provisions of universal access.

Consideration should also be given to the integration of the proposed development with the immediate area having particular regard to existing and or permitted development which are proximate to the site so as to ensure a cohesive approach to urban design and streetscape patterns and development of sustainable communities.

Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

3. Residential Amenity

Further consideration of documents as they relate to the qualitative standards of the residential amenity of future occupants of the proposed development having regard to national and local planning context. A design statement addressing the criteria contained within section 11.2.4 of the South Dublin County Development Plan 2016-2022 in relation to the development within such regeneration zones, and which includes, inter alia, justification addressing the point that residential development

should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs).

A daylight and sunlight analysis should be submitted demonstrating reasonable levels of light in the proposed units and the open space areas. Regard should be given to the quantitative performance approaches to daylight provision outlined in guides like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2:2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and also the provisions of section 6.7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Public and Communal Open Space

Further consideration should be given to the design rationale/justification outlined in the documents as it relates to the qualitative standards of public and communal open space provisions particularly in the context of the disposition and usability of such spaces. Details of usability and hierarchy of such spaces, ease of access and consideration of any impact in terms of overlooking issues that may arise to units at ground floor level should be considered. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted. A site layout plan which clearly distinguishes between public open space and communal open space should be submitted. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The 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 planning rationale as to how the uses proposed will contribute to the zoning objective 'REGEN' having regard in particular to the proposed commercial uses and the presence of vacant commercial units in the town centre area.

2. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with existing streets and contiguous lands. In this regard, due consideration should also be given to recently permitted development not yet constructed.

3. All existing utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.

4. Details demonstrating that the proposed development would not interfere with the signals to the existing telecommunication masts in the immediate area.

5. A revised Traffic Impact Assessment report which addresses concerns raised by the planning authority regarding inter alia, the location of the car park entrance. A rationale justifying the reduction in car parking spaces should also be submitted.

6. A site layout plan which clearly identifies the full extent of areas to be taken in charge. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

7. A construction and demolition waste management plan

8. Additional water and waste water details to address matters raised in the planning authority's opinion dated 3rd May 2019 in particular the Water Services Department's comments and consideration of the provisions of appropriate SuDS measures.

9. Information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the

Planning and Development Regulations 2001-2018. 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. Córas Iompair Éireann
4. Irish Aviation Authority
5. Department of Defence
6. Irish Air Corps

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

May, 2019