



An
Bord
Pleanála

Case Reference:
ABP-304260-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 222 no. apartments, childcare facility and associated site works.

Finglas Road, Dublin 11.

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 and amendment of the submitted documentation as it relates to the access and parking serving the proposed development, the treatment of the open spaces within it and its relationship with the adjoining streets. The submitted documentation and proposals should be sufficient to demonstrate that the proposed development would provide an environment within the site that was safe, convenient and attractive for pedestrians and that constrained vehicular movements accordingly. This will require

reconsideration of the layout, landscaping and surface treatment of the footpaths, carriageways and car parking spaces within the site and the links between the proposed apartments and open space. The relationship with the existing street should facilitate movements by pedestrians, cyclists and public transport along the Finglas Road and provide them with appropriate priority over private vehicles entering and leaving the site. This will require reconsideration of the proposed access to the development. This should occur in consultation with the city council and the NTA and take account of other demands on the Finglas Road and the junction from which access is proposed. The further consideration and amendment of the documentation required in relation to this issue shall demonstrate compliance with the principles and the specific requirements of the applicable guidance set out in DMURS and the National Cycle Manual, and the emerging proposals under the BusConnects project. If departures from those guidelines are proposed then the documentation submitted with the application would need to provide justifications for them. References to documents that are not material considerations for planning applications or to the remnants on the site of works carried out to provide access to previously authorised developments that was not completed may not be sufficient to provide the justification for any proposed departures from the above guidance that would be required in the documentation submitted with an application.

2. Further consideration of the documentation relating to the architectural design of the proposed development. The documentation submitted with any application should be sufficient to demonstrate that that the proposed development would achieve the standard of design required for a very prominent site on a major thoroughfare to ensure that it would make a positive contribution to the character of the city, with particular reference to the durability of materials.

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 housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. Any departures from the standard for bicycle storage at section 4.17 of the guidelines should demonstrate that the proposed facilities can meet all the demand for bicycle storage that is likely to arise in the development at convenient locations and with facilities to accommodate a range of bicycle sizes and types, including children's bicycles and those fitted with baskets, panniers, child seats etc. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
2. A report documenting any correspondence or consultation with the NTA and city council in relation to the BusConnects project.
3. A report and analysis of the daylight and sunlight that would be available to the proposed apartments and existing houses in the vicinity, and the open spaces and gardens serving them.
4. Landscaping details for the proposed open spaces, including safety measures above the retaining wall between the proposed car park and the open space on the eastern side of the site.
5. A draft construction management plan

6. 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. National Transport Authority
2. Irish Water

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