



An  
Bord  
Pleanála

**Case Reference:  
ABP-304343-19**

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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: 1009 no. Build to Rent apartments, creche and associated site works.**

**Lands at and to the rear of the former CB Packaging Site, Ninth Lock Road and New Nangor Road, Clondalkin, Dublin 22.**

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.

**Design, Layout and Integration**

1. Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 and the Design Manual for Urban Roads and Streets. The prospective applicant

should satisfy themselves that the documentation sufficiently explains the relationship of the development to its surroundings. Specifically, further justification/consideration of the development strategy as it relates to the interface of the site with the New Nangor Road to the north west, a stronger built form at the north western tip of the site as opposed to surface car parking and a coherent relationship to the Mill Centre to the east. Detailed cross sections that illustrate these relationships are required, in addition to computer generated images and photomontage as appropriate and any other medium the applicant considers best to illustrate the proposed development. Further consideration of these issues may require 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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of private amenity areas, commercial facades, landscaped areas, pathways, car park vents, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development, avoiding blank facades and creating active frontages and corners. The documents should also have regard to the long term management and maintenance of the proposed development, in this regard a life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
2. A mobility management framework and car parking rationale for the proposed development which should have regard to existing public transport that serves

the area. The car parking rationale should address good design practice that puts vulnerable road users first and incorporates full integration with the landscape masterplan.

3. A public realm and permeability strategy which addresses connections to and from the site and in particular the treatment of the proposed interface with the Nangor Road, Mill Centre and Old Nangor Road. Cycle networks through the site should logically link up with any wider cycle networks in the area. Pedestrian linkages and connections should be safe, usable and well overlooked.
4. A report that should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units, public pathways and interfaces with the public realm.
5. A report that details the surface water management for the site, an emphasis should be placed on SuDS measures proposed within the design of the proposed surface water management strategy and landscape masterplan.
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 proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the relevant parts of the development remain 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.

8. A site layout that details any areas to be taken in charge by the local authority.
9. A detailed phasing plan that addresses the delivery of public realm improvements and public amenity spaces.

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. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. IAA
8. Department of Defence
9. South Dublin 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

Assistant Director of Planning

June, 2019