



An
Bord
Pleanála

**Case Reference:
ABP-304381-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 594 no. residential units (482 no. Build to Rent units, 112 no. Build to Sell units) and all associated site works.

Site located north of Scholarstown Road incorporating dwellings known as Beechpark and Maryfield, Scholarstown Road, Dublin 16.

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 submitted documentation as it relates to the drainage of foul effluent and surface water and the supply of water to the proposed development. The documentation should describe any consultations that the prospective applicant may have had with Irish Water and South Dublin County Council on these matters and any issues or details

where disagreements are outstanding and how they would be addressed by the proposed 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. Specific information on the provision of pedestrian/cycle access to the open space to the north-east of the site and consideration of the legal consents required to achieve it.
2. A visual impact assessment including photomontages and details of proposed materials and finishes that would address the impact of the proposed development on Scholarstown Road and neighbouring residential areas, as well as the environment provided within the scheme.
3. A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR3 of those guidelines
4. 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. Departures from the bike parking standards in the guidelines should be justified by reference to the capacity of storage facilities to accommodate different types of bicycles at secure and convenient locations. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
5. Proposals for the management and operation of the proposed development as one including 'Build-to-Rent' apartments 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, having regard to the proposal to provide other apartments for sale in the same proposed development.

6. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the proposed Build- to-Rent accommodation remains as such, and which imposes a requirement that the accommodation 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.
7. A Transportation Impact Assessment that would include consideration of the adjacent junction on the M50, and a mobility management plan that would inter alia describe the management of parking in the proposed development.
8. A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works at Scholarstown Road. The report should consider whether the shared cycle/pedestrian link in front of proposed blocks A1 to A4 in the east of the site is in keeping with the advice against such facilities at section 1.9.3 of the manual and whether cyclists should be diverted to the adjacent street instead after having crossed the open space in the north-east of the site and the area between blocks C3 and D2 in the south of the site.
9. Information regarding the likely impact of the proposed development on the natural, archaeological and architectural heritage of the area. This may be incorporated in an EIAR.
10. A study of the impact of the proposed development on daylight and sunlight available to existing and proposed homes, including associated private and public open space.

11. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
12. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
13. 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 Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce
7. South Dublin County 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.

Tom Rabbette

Assistant Director of Planning

June, 2019