



An
Bord
Pleanála

**Case Reference:
ABP-304601-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 5 no. houses and 245 no. apartments, creche and associated site works.

St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.

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. Design and Layout - Further consideration/justification of the documents as they relate to the street level interface of units at ground level of Block 1 and materials and finishes to the proposed buildings. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted. 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. Site layout plan to be reviewed in context of DMURS and consideration of vehicular access to basement level to provide for HGV movement; consideration of pedestrian movement through the basement; parking provision for non-residential building and interface with the public open space to be reviewed; pedestrian movement west to the existing St. Edmund's development to be indicated on the site plan and provision made for safe pedestrian crossing facilities.
2. TIA to be submitted including inter alia information in relation to surrounding road network, access to public transport and pedestrian routes.
3. Response to issues raised in Parks and Landscape Services/Public Realm report dated 25.06.19, accompanying the PA Opinion dated 28.06.19.
4. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, podium design, pathways, and all boundary treatments. 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.
5. A detailed analysis of car parking and bicycle parking provision, including for the non-residential building. Mobility management plan to be submitted and consideration to be given to electric charging points.

6. Detailed drawings, sections, elevations, including a CGI of the site from the N4 exit onto the Fonthill Road, and to demonstrate that the development provides an appropriate interface and treatment of the public realm.
7. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development, including a crèche of suitable scale to meet the needs of existing St. Edmunds phase 1 as well as proposed development. The analysis should include inter alia existing unit numbers and types in the wider St. Edmund's scheme.
8. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
9. A detailed Landscaping Plan is required, to include details of size, species and location of all trees, shrubs, and wildflowers to be planted within the scheme; detailed design and layout of public open space having regard to existing open space facilities in the wider St. Edmund's development; design of entrance from the east/Fonthill Road, and details of SUDS features within the scheme and how these will support biodiversity within the site; overlay of SUDS proposals and consultation with arborist to ensure no impact on trees; plan should include a management plan in relation to the existing tree line to the west providing for their phased replacement/supplementation given 10 year life span of existing trees; tree protection measures for construction phase of development,
10. Respond to issues raised in the Water Services Planning Report dates 21.06.19, contained within the PA Opinion dated 28.06.19, including inter alia a detailed SUDS strategy to include details for the proposed scheme, including location authority lands to the east.
11. Internal daylight/sunlight analysis to ensure adequate amenity of future residents and including areas of open space in the assessment.
12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
13. Site Specific Construction and Demolition 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. Coras Iompair Eireann
5. 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
,2019