



An  
Bord  
Pleanála

**Case Reference:  
ABP-304647-19**

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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: 469 no. Build to Rent units (453 no. apartments and 16 no. houses) and associated site works.**

**Lands at Cornelsourt Village, Old Bray Road, Cornelscourt, Dublin 18.**

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 development strategy for the site and its consistency with national and local planning policy. The documentation should concisely set out the justification for the scale, design, housing mix and tenure of the proposed development by referring to its specific characteristics and those of the surrounding area, as well as to the provisions of guidelines issued by the minister under section 28 of the planning act and the county development plan, and to any other policies that may be material to

the application. This should be included in the statement required under section 8(1)(iv)(I) of the Planning and Development (Housing) and Residential Tenancies Act and, if applicable, that required under section 8(1)(iv)(II).

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 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
2. 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. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. 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.
4. 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.

5. A visual impact assessment including photomontages and details of proposed materials and finishes.
6. A Transportation Impact Assessment and a mobility management plan that would *inter alia* describe the management of the demand for parking arising from the proposed development. It should also demonstrate that the entrance to the scheme would properly facilitate pedestrian movement across it.
7. 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.
8. 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.
9. 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

**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

August, 2019