



An
Bord
Pleanála

Case Reference:
ABP-304724-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 211 no. apartments and associated site works.
Windmill, Porterstown, Clonsilla, Dublin 15.**

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 and housing mix of the proposed development by referring to: the specific characteristics of the proposed development and the surrounding area; the provisions of guidelines issued by the minister under section 28 of the planning act; the county development plan; and any other policies that may be material to the application. Undue

repetition and generalised assertions should be avoided. The necessary information should be included in the statement required under section 8(1)(iv)(I) of the Planning and Development (Housing) and Residential Tenancies Act 2016. It should be noted that the section 9(6)(b) of that act prevents a grant of permission under the SHD process where a development, or any part of it, materially contravenes the zoning of land under a development plan.

2. Further consideration/amendment of the submitted documentation as it relates to the previous development on the prospective applicant's landholding. The documentation should describe that development and its relationship with any proposed development concisely and accurately, particularly with regard to access and the provision of amenities including open space, parking for cars and bicycles and bin stores. The documentation should address compliance with applicable development management standards with regard to both the proposed and existing housing. It should also address the impact of proposed development on compliance with any outstanding obligations to occupants of existing housing or under previous planning permissions.

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. Plans showing connections from and through the proposed development for pedestrians, cyclists and vehicles. The submitted information should demonstrate that the proposed development would facilitate the development plan objective to provide a greenway along the Royal Canal, as well as providing details of a pedestrian link from the public road to the northwest and of emergency access from St. Mochta's.

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. A mobility management plan that would *inter alia* describe the management of the demand for parking of cars and bicycles arising from the proposed development and the existing housing in the vicinity, including details of the allocation of specific parking facilities to them. Regard should be had to the policy at section 4.19 of the Guidelines on Design Standards for New Apartments issued in 2018 about car parking standards in accessible locations on public transport corridors. Details of the facilities for bike parking should demonstrate that they can accommodate a suitable number and a wide range of types of bicycle, with safe and convenient access from the housing.
4. 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.
5. Proposals for compliance with the requirements of Part V of the planning act.
6. A plan showing the areas which it is proposed that the council would take in charge.
7. A Site-Specific Flood Risk Assessment Report.
8. 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. Waterways 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.

Tom Rabbette
Assistant Director of Planning
,2019