



An
Bord
Pleanála

Case Reference:
ABP-304838-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: Demolition of existing structures, construction of 347 no. Build to Rent apartments, creche and associated site works.
Newtown, Malahide Road, Dublin 17.**

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 and/or justification of documents as they relate to the proposed elevation treatment and design of balconies, having regard to the scale and mass of the proposed buildings in particular Block B, its dominant location along the Malahide Road, and the need for a high quality urban design which will have a positive contribution to a Key District Centre and surrounding environment.

Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Residential Amenity

Further consideration and/or justification of the documents as they relate to the impact of shadow projection on existing residential properties in the vicinity of the site and the daylight provision for the proposed apartments inter alia the provision of a comprehensive daylight and sunlight analysis addressing the existing residential, in particular the inclusion of dual aspect units along the front, west of Clarehall Residential Village.

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. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
2. Details of all areas designated for waste for both residential and commercial and the compliance with the minimum areas and recycling facilities in accordance with section 4.8 and 4.9 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
3. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for

New Apartments, Guidelines for Planning Authorities' (2018) including a report which addresses the use of the residential support facilities.

4. Submission of a car parking strategy indicating the allocation for designated car parking spaces for retail, commercial and/or residential and all or any areas which are applicable for car club facilities and/or electric vehicle charging.
5. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated and hours of operation.
6. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in Clarehall residential development, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
7. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children.
8. Full details of all works to be provided along the boundaries of the site included both within the red line and outside and relevant consents to carry out works on lands not included within the red-line boundary.
9. A Site Specific Management Plan which includes details on management of the retail units, communal areas, public space, residential amenity and apartments.
10. Addition CGIs/visualisations/3D modelling showing the proposed development relative to existing and proposed development, in particular the inclusion of the proposed duplex units to the rear along the private road facing the Clarehall residential development.
11. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

12. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. Dublin County Childcare Committee
5. Commission for Energy Regulation
6. Irish Aviation Authority
7. Dublin Airport Authority

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.

Rachel Kenny

Director of Planning

September, 2019