



An
Bord
Pleanála

**Case Reference:
ABP-304965-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 575 no. Build to Rent apartments and associated site works.

Former Aldi Site, Carmanhall Road, Sandyford Industrial Estate, 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. Building Height

Further justification of the documents as they relate to building height. This justification should have regard to, inter alia, the building height parameters of the Dun Laoghaire Rathdown County Development Plan 2016-2022 (inc. Appendix 15 Sandyford Urban Framework Plan) and national guidance set out in the 'Urban Development and Building Height Guidelines for Planning Authorities'

(December 2018), with particular regard to the development management and urban design criteria set in section 3.2 of the guidelines.

2. Quantum of Development

Further justification of the documents as they relate to the quantum of development or number of units proposed. This justification should have regard to, inter alia, the cap on residential development in the 'mixed use inner core' set by objective MC4 of the Sandyford Urban Framework Plan and the Core Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022.

3. Development Strategy

Further consideration / clarification of the documents as they relate to: housing mix and the proportion of 3-bed and larger units within the scheme; the quantum and quality of open space and amenities; the quantum and quality of communal facilities and residential support facilities and details in relation to the management of same; childcare provision in the context of the demands of the scheme and existing childcare capacity in the area; and the level of car parking provision having regard to the demands of the scheme and the management of car parking.

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 the management provisions for the build to rent scheme to include details of a covenant or legal agreement as required under Section 5.10 Specific Planning Policy Requirement 7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities;
2. Details of Part V provision clearly indicating the proposed for compliance with Part V.

3. Detailed calculations for surface and foul water drainage.
4. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls.
5. A site layout plan showing existing and permitted residential blocks and the proposed residential blocks that details the separation distances between the blocks and between opposing windows and balconies.
6. A plan and schedule of the proposed open spaces within the site clearly delineating public, semi-private and private spaces.
7. A detailed phasing plan for the proposed development.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
9. Details of public lighting.
10. 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. Irish Water
2. Irish Aviation Authority
3. National Transport Authority
4. Transport Infrastructure Ireland
5. Coras Iompair Eireann
6. Commission for Railway Regulation
7. Health Service Executive

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
September, 2019