



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-305029-19

Proposed Development: 332 apartments, creche and associated site works.

Former Santry Demesne, off Northwood Avenue, Santry, Dublin 9.

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 constitute a reasonable basis for an application for strategic housing development.

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 detailed landscaping plan integrating any relevant recommendations from Arborist Report, the surface water requirements and compliance with the appropriate provision of play facilities for all areas and delineation of all public, semi-private and private spaces and any areas which may be taken in charge in the future inter alia the public open space along the east of the site.
2. 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).

3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing and overbearing. The report shall include full and complete drawings illustrating daylight and sunlight analysis for existing and proposed apartments and all open space areas.
4. 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).
5. 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.
6. A detailed report providing a rationale for the provision of an appropriate unit mix which provides consistency with the standards in the development and/ or the relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) whichever is justified as necessary.
7. Submission of a car parking strategy including justification for the inclusion of proposed car parking numbers, indicating the allocation for designated car parking spaces for retail, commercial and/or residential, illustrating the location of any car parking spaces outside the red line, if any, and the proposed management of these spaces. The strategy shall also include details of any areas which are applicable for car club facilities and details for electric vehicle charging.
8. Inclusion of a cycling strategy in any traffic impact assessment, detailing the appropriate provision of bicycle parking in line with national and/or local standards and include details of all surface parking ensuring appropriate longevity and shelter.
9. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the residential development to the north, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
10. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children.
11. A Site Specific Management Plan which includes details on management of the retail units, communal areas, public space, residential amenity and apartments.

12. 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.

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

Rachel Kenny
Director of Planning
September, 2019