



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 305078-19

Proposed Development: 485 no. residential units (484 no. apartments and 1 no. house), creche and associated site works.

Former CIE Lands, Carnlough Road, Cabra, Dublin 7.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application:
 - (a) The prospective applicant is requested to undertake further consideration and/or justification of the documents as they relate to the extent of resident

amenity facilities proposed, in light of the fact that the proposal is not being advertised as a build-to-rent scheme. This justification should include, *inter alia*, details relating their uses/functionality; their long-term operation/management and maintenance costs as they would apply on a per residential unit basis at the time of making the application, together with information to demonstrate what measures have been specifically considered by the prospective applicant to effectively manage and reduce costs for the benefit of residents, so as to ensure that the extent of these uses will not become onerous on residents of the scheme into the future. In this regard, a building life cycle report should be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

- (b) The prospective applicant is requested to undertake further consideration and/or justification of the documents as they relate to the percentage of east facing, single aspect units overlooking a railway line and the extent of amenity being proposed to same. Drawings and/or other information, as considered necessary, should be submitted which clearly demarcates the aspect of each unit for example, single, dual or triple aspect. The prospective applicant is also requested to address the concerns raised the pre-application consultation meeting regarding the daylight/sunlight standards being achieved, given the brownfield nature of the site and its limited constraints.

The further consideration of these issues may require an amendment to the documents and/or design proposal submitted. The prospective applicant is advised to note that the standards set out in the relevant section 28 guidelines are minimum standards and that the spirit of the guidelines is to provide for good quality urban development.

2. School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

3. A schedule of floor areas for all proposed units.
4. A detailed phasing plan for the proposed development.
5. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Pedestrian permeability through the site should be outlined. Additional cross sections, CGIs and visualisations should be included in this regard.
6. Site Specific Construction and Demolition Waste Management Plan.
7. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division (undated report) as indicated in the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
8. Additional details in relation to traffic and transport matters, having regard to the requirements of the Transportation Planning Division (report dated 02/09/19) as indicated in the Planning Authority's Opinion.
9. Waste Management Plan.
10. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, 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. National Transport Authority
2. Transport Infrastructure Ireland
3. Irish Water
4. Iarnrod Eireann
5. Commission for Railway Regulation
6. HSE
7. Dublin Childcare Committee

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
,2019