



An
Bord
Pleanála

**Case Reference:
ABP-305127-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 478 no. apartments (469 no. apartments, 9 no. live-work apartments) and associated site works.

Ratoath Road, Dublin 11.

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. Height, Scale, Massing and Density

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale, massing and density of the proposal, having regard to its locational context. In addition to the consideration of other national policy and guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out in section 3.2 and

SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018).

In addition, further consideration and/or justification of the documents as they relate to the design and layout of the proposed development, particularly with regards to Block D, and the desire to ensure that the proposal is not visually obtrusive or overly dominant when viewed from surrounding areas. Particular regard should also be had to creating suitable visual relief in the treatment of elevations. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application. Furthermore, the layout should address the creation of usable, amenable and high quality open spaces within the development.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

2. Car Parking

Further consideration and/or justification of the documents as they relate to the car parking strategy for the proposed development, having particular regard to the level of parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking and visitor parking. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term

management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018) should be submitted.

2. 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. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.
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).
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units should be submitted
5. Additional CGIs/ 3D modelling showing the proposed development relative to existing development in vicinity
6. A report which addresses potential micro-climate issues, including potential issues of down draft, together with any mitigation measures proposed, if necessary
7. Additional water and wastewater details which addresses the matters raised in the report of Irish Water, dated 10/09/2019 to An Bord Pleanála
8. School Demand and Concentration Report
9. Phasing Plan
10. Taking in Charge details

11. Waste Management details
12. Site Specific Construction and Demolition 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
5. Department of Culture, Heritage and the Gaeltacht
6. An Taisce-the National Trust for Ireland
7. Heritage Council
8. Dublin City 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

October, 2019