



An
Bord
Pleanála

**Case Reference:
ABP-305291-19**

**Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion**

Proposed Development: Demolition of 4 no. existing factory/warehouse buildings on site, construction of 544 no. apartments, creche and associated site works.

Former Gallagher's site. Junction of Airton Road and Greenhills Road, Tallaght, Dublin 24.

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. Principle of proposal:

Further consideration/justification of the documents as they relate to the principle of the proposed development in the context of the overall re-development of lands within the applicant's ownership, as outlined in blue in the submitted documentation. The applicant should satisfy themselves that the design strategy

for the site, as outlined in red, provides the optimal outcome for the overall lands and should address why the proposed development could not be considered to be ad hoc, piecemeal, premature development in the absence of proposals for the redevelopment of the wider lands within the applicant's ownership at this location. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Urban Design and Active Frontage

- (i) Further consideration of the documents as they relate to the detailed design of the proposed development. The documentation submitted at application stage should demonstrate that the elevational treatments, external finishes, materials and detailing of the proposed buildings, together with the landscaping and surface/boundary treatments of the outdoor spaces would be of a sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. The interface between the proposed blocks and the public realm should also be addressed.

- (ii) Further consideration and/or justification of the documents as they relate to the ground floor uses of the proposed scheme, in particular along Greenhills Road, Airton Road and surrounding the 'Courtyard Open Space' in terms of the creation of an active and vibrant streetscape at this location. A Design Statement addressing the criteria contained within section 11.2.4 of the South Dublin County Development Plan 2016 in relation to development within such regeneration zones should be submitted.

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. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. A report which addresses micro-climatic impacts on areas of open space, together with mitigation measures, if considered necessary, should also be submitted.
2. Contour/site level map accurately and legibly showing levels across the site.
3. Additional details in relation to the layout and design of the proposed areas of open space and the desire to ensure that these are attractive, accessible areas, conducive to appropriate social interaction and that offer a high amenity value for all users. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, should also be included. Additional cross sections, CGIs and visualisations should be included in this regard. Clear differentiation between areas of open space should be shown.
4. Construction and Demolition Waste Management Plan
5. Waste management details
6. Ecological Impact Assessment
7. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report should specifically address proposed materials, finishes and detailing

which seek to create a distinctive character for the development, avoiding blank facades, dead frontage and render finishes. The documents should also have regard to the long term management and maintenance of the proposed development.

8. A schedule of floor areas for all proposed units
9. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in Appendix B of 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.
10. Additional details in relation to transport and parking having regard to the report of the Transportation Division of the planning authority as detailed in Appendix B of their Opinion.

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. The Irish Aviation Authority
5. Department of Defence
6. Inland Fisheries Ireland
7. Coras Iompair Eireann

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