



An
Bord
Pleanála

**Case Reference:
ABP-305535-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing industrial buildings on site and construction of 211 no. apartments and associated site works.

Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, 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. An Bord Pleanála notes that a LAP for the area is currently at draft stage. The prospective applicant should satisfy themselves that the proposed development is not premature pending the adoption of a LAP for the area. Should an application be submitted prior to the adoption of a statutory LAP, the documentation at application stage should seek to demonstrate that the proposal would not give rise to piecemeal, haphazard and non-integrated development given its current context and that any proposed development at

this juncture would not compromise potential redevelopment of adjacent lands. The documentation should also seek to demonstrate how the proposed development provides a scheme of appropriate residential amenity given the proximity to, and interface with, existing light industrial/commercial development on adjoining lands.

2. In the event an application is made, the documentation shall address the following matters:
 - a. Further consideration/justification of height in relation to South Dublin Development Plan 2016-2022, specifically objective UC6 Objective 3.
 - b. Number of north facing units and consideration of Section 28 Ministerial Guidelines Sustainable Urban Housing: Design Standards for New Apartments (2018).
 - c. Consideration of the requirement for a crèche in light of Section 28 Ministerial Guidelines on childcare facilities.
 - d. Demonstrate that the 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 further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Examination of a greater number of apartments in terms of daylight/sunlight analysis to ensure adequate amenity for future residents.

2. Visual impact assessment in relation to impact of height of development, with specific reference to dwellings on Colbert's Fort.
3. Site layout plan to be considered in the context of DMURS and pedestrian movement from the proposed apartment blocks to the entrance of the site.
4. Certainty to be demonstrated over future of shared access road with neighbouring industrial development to the west and redesign of this road as a street.
5. Noise impact assessment to be undertaken given context of site adjoining an industrial warehouse unit.
6. Response to issues raised in the reports issued by the Roads Department and Environmental Services Department, as addressed in the PA Opinion dated 29th October 2019 and attached in appendices D and E.
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). The report should have regard to the long term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, podium design, pathways, and all 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.
8. Mobility Management Plan.
9. Construction and Demolition Waste Management Plan.
10. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
11. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build-to-Rent accommodation. There shall be a requirement that the development remains owned and operated by an

institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residents units are sold or rented separately for that period (your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018).

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. Department of Defence
3. The Irish Aviation Authority
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Coras Iompair Eireann
7. South Dublin County 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.

Tom Rabbette

Assistant Director of Planning

,2019