

An
Bord
Pleanála

**Case Reference:
ABP-305712-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 108 no. residential units (28 no. houses and 80 no. apartments), creche and associated site works.
Stocking Lane, Ballyboden, Dublin 16.**

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. Architectural Response to the context of the site

Further consideration and/or justification of the documents as they relate to design strategy for the site. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site is the optimal architectural solution for this site. In this regard further consideration is required for the design and configuration of the layout particularly in respect of:

- a) The creation of strong urban edges along Stocking Lane.

- b) Justification for the provision of open space at the north-western section of the site if this strategy is to be pursued
- c) Further consideration is required for an improved design approach that addresses a sense of enclosure along the west-east Boulevard. This may involve reducing the separation distances between the front elevations of the houses along the street or increasing the height of the units.
- d) Further consideration is required for the elevational design and materials which respect the receiving environment and the orientation and location of blocks and houses as they address internal roads within the scheme. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

2. Pedestrian Links

Further consideration and/or justification of the documents to satisfactorily indicate the provision of pedestrian/cycle links to the existing infrastructure along Stocking Lane to the north and south of the site and consideration of the legal consents required to achieve this. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

3. Open Space

Further consideration and/or justification of the documents to satisfactorily indicate the provision of high quality open space provision, in particular the location of kick-about areas and MUGA. Further consideration in the documents indicating the integration of surface water proposals which respect the nature and form of the proposal and support the integration of Surface Water Drainage Systems (SuDS).

4. Vehicular Links

Further consideration and/or justification of the documents as they relate to the provision of a vehicular linkages to adjoining lands. In particular the applicant is invited to explore the feasibility of providing a vehicular access to Springvale which may require re-profiling of the site to provide this vehicular access to the east, or to provide a rationale/justification for the access arrangements/links in their final application.

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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the South Dublin County Development Plan 2016-2022 and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with South Dublin County Council.

(b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works at Stocking Lane.

(c) A Carparking Strategy and Mobility Management Plan.
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 nearby residential properties should be submitted.

5. A visual impact assessment including CGIs and details of proposed materials and finishes that would address the impact of the proposed development on Stocking Lane and neighbouring residential areas, as well as the environment provided within the scheme. This should include views from Coolamber, St. Winnows, Springvale and Prospect.
6. (a) A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.

(b) Respond to issues raised in the Water Services Planning Report dated 31.10.19, contained within the PA Opinion dated 13.11.19.
7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
8. (a) Response to issues raised in Parks and Landscape Services/Public Realm report dated 08.11.19, accompanying the PA Opinion dated 13.11.19.

(b) A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.

(c) Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
9. A draft construction management plan and a draft waste management plan.

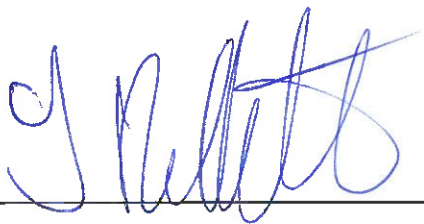
Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water

2. 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

10th December, 2019

