



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-305801-19**

---

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

---

**Proposed Development: 256 no. Build to Rent apartments and associated site works. Lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.**

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. Development Strategy**

Further consideration and/or justification of the documents as they relate to:

- The alignment, scale, massing and articulation of blocks, particularly when viewed along the R148. In this regard, the prospective applicant should satisfy themselves that the design strategy provides for the optimal architectural response to the site. The proposed development shall have regard to inter alia, national policy including the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.

- The design, depth, and disposition of the blocks, particularly of Block A and in its interface with the public realm, proximity to the basement ramp and the amenity of internal units.
- Block C in terms of its impacts to the residential properties to the north and interface with public open space.
- The quality of the proposed open spaces and public realm particularly in terms of overshadowing, wind tunnel effects and the standard of amenity.
- The landscaping proposals; details of boundary treatment; treatment of public plaza at Kennelsfort Road.
- Finishes and materials and treatment of balconies along the R148.

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

## **2. Residential Amenity**

Further consideration and/or justification of the documents as they relate to:

- Clarity regarding the extent of dual aspect units and extent of north facing single aspect units.
- The internal amenity of apartments in terms of sunlight and daylight penetration, particularly Block A.
- The potential impact of the development on the residential amenities of properties to the north, notably 4 and 5 Roseview.
- Amenity of residential units fronting onto terraces and units not served by balconies from the principle living area.
- Quality and location of residential support facilities and amenities having regard to the fact that it is a proposed BTR development;

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

## **3. Pedestrian/Cyclist Permeability and Car Parking**

Further consideration and/or justification of the documents as they relate to:

- Quality of public realm and particularly future pedestrian and cyclist connections through to the Lucan Road. Clarity should be provided regarding any upgrade works proposed to the right of way including public lighting. In the absence of appropriate pedestrian and cyclist connections, full justification for the proposed through route should be provided including an assessment of traffic safety.
- Extent of car parking having regard to the guidance set out under SPPR 8.

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

#### **4. Drainage**

Further consideration and/or justification of the documents as they relate to:

- Clarity regarding presence of culverted stream on the site and whether this requires diversion to facilitate the development.
- Detailed assessment of the surface water attenuation volumes required to facilitate the development.
- Site specific soil tests and whether SuDs measures can be designed to promote infiltration and surface water run off to ground.
- Detailed SuDS design.
- Response to the technical requirements of the Water Services Department of South Dublin County Council as detailed in their report dated the 14<sup>th</sup> of November 2019.

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. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of existing residents in relation to daylighting, overshadowing and overlooking. Specific attention should be paid to proposed accommodation and interactions with existing development to the north along Rose View.
2. An architectural report accompanied by photomontages of the proposed development should outline the design rationale for the proposed building height, scale and massing including detail on the design iterations considered. Photomontage images from a number of key approach roads to the development site and from the Liffey Valley Special Amenity Area Order should be provided.
3. A phasing plan for the proposed development.

4. A site layout plan showing which, if any, areas are to be taken in charge by the Planning Authority.
5. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same. The treatment/screening of exposed areas of basement ramps should also be addressed. 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 overall development. The documents should also have regard to the long term management and maintenance of the proposed development.
6. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. The plan should provide full clarity regarding the areas of private, semi-private and public open space and should indicate clearly how the interface between the curtilage of private and public open space is defined. Where apartment units front onto public open space/terraces, appropriate screening and planting should be provided.
7. A report which addresses the provision, both qualitative and quantitative, of resident support facilities and resident service and amenity areas within the overall scheme and on a block by block basis, having regard to both Section 5 (sections 5.1-5.12) and SPPR 7 & SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018.
8. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' scheme in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted. The plan shall also address the management and maintenance of public spaces and access to the development.
9. 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, and which imposes a requirement that the development remains owned and operated by an institutional entity and that similarly no individual units are sold or rented separately. The proposed agreement shall be suitable to form the basis for an

agreement under section 47 of the Planning Act between the Planning Authority and the owner of the site and it shall bind the owner and any successors in title for a minimum period of at least 15 years.

- 10.** A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements. Full clarity on the extent of actual dual aspect units and number of north facing single aspect units should be provided.
- 11.** Childcare demand analysis and likely demand for childcare places resulting from the proposed development, if any.
- 12.** A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit. A Mobility Management Plan.
- 13.** Noise Impact Assessment.
- 14.** Operational Waste Management Plan.
- 15.** Microclimate Study.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. Irish Aviation Authority and Department of Defence (Casement Aerodrome)
5. Dublin Airport Authority
6. South Dublin County Council 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

9<sup>th</sup> January, 2020.