



An  
Bord  
Pleanála

**Case Reference:  
ABP-305946-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 514 no. apartments, creche and all associated site works.**

**Site comprising of the former Good Counsel Lands, Edmonstown Road, 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.

Development Strategy

Further consideration and / or justification of the documents as they relate to the following: the density and quantum of development proposed having regard to the outer-suburban location of the site and its accessibility relative to public transport and ancillary services/amenities; and its car based nature as reflected in the level of car parking proposed. The further consideration / justification should have regard to,

inter alia, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets; and the South Dublin County Development Plan 2016-2022.

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. An updated Transport Impact Assessment (TIA). Further consideration and / or justification should be provided in relation to potential traffic impacts, having regard to, inter alia, the location of the site, the capacity of public transport services, proximity to employment generators and services and the level of car parking proposed. The impact on the local road network (inc. the potential for cumulative impacts with other developments) should be modelled, in so far as is practicable. The prospective applicant may give further consideration to the provision of a second vehicular access into the site, or provide detailed rationale/design solutions in support of a single entrance.
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 and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and 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. An updated Archaeology Assessment that satisfactorily addresses any points raised in the submission of the Department of Culture, Heritage and the Gaeltacht (DAHG) National Monuments Service, when received.

4. Additional details in relation to surface water management and SUDS features, having regard to the requirements of the PA, as set out in the PA's submission dated 17<sup>th</sup> December 2019.
5. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls.
6. A phasing plan for the proposed development.
7. A Draft Construction and Environmental Management Plan and a Draft 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. National Transport Authority
2. Irish Water
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. Inland Fisheries Ireland
6. An Chomhairle Ealaíon
7. Fáilte Ireland
8. An Taisce — the National Trust for Ireland (archaeology, nature conservation and built heritage)
9. 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.

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Rachel Kenny  
Director of Planning  
,2020