



An
Bord
Pleanála

**Case Reference:
ABP-306202-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 303 no. build to rent apartments with a creche and all associated site works.

Lands at St Laurence College, Wyattville Park/Road Loughlinstown, Glenageary, Co. Dublin.

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. Interface with N11

Further consideration of the documents as they relate to the elevation treatment and building presentation to the N11. This further consideration should have regard to the advice provided by the 'Urban Development and Building Heights Guidelines for Planning Authorities' – 2018, specifically

section 3.0 Building Height and the Development Management process and the criteria contained therein. Photomontage and computer generated images should also be used to better illustrate the visual impact of the development on the wider area. Detailed cross sections at regular intervals should show the relationship between, building, landscaped margin and road, together with cross sections that show the relationship of the proposed development to adjacent homes. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted

2. Pedestrian Permeability

Further consideration of the documents as they relate to pedestrian permeability and the accessibility of the site to locally available public transport and the emerging Cherrywood Town Centre with respect to sustainable transportation. This further consideration should detail and map all relevant local facilities and services such as parks, schools, commercial services and public transport networks amongst other things. Pedestrian and cyclist routes should also be detailed on and off the site, with particular attention for accessibility to and from the N11 having regard to convenience and safety. Pedestrian and cyclist permeability through the site should also be shown in the context of the masterplan exercise for the entire school lands, where student and teacher accessibility is of importance. The internal layout of the entire site should comply with the advice provided by the Design Manual for Urban Roads and Streets and put the pedestrian and cyclist first in the design process. 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. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours 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 and in adjacent properties. Specific regard should be had to ground floor apartments at sensitive locations and existing adjacent properties. Drawings that detail dual aspect ratios should be clearly laid out, colour coded and accompanied by a detailed design rationale report.
2. A mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.
3. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to existing childcare facilities in the area, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
4. Additional drainage details for the site having regard to the requirements of 'Drainage Planning' as indicated in their report and contained in section 1.3 (i) of the Planning Authority's Opinion. Any surface water management proposals, should be considered for all parts of the development site, including the apartment blocks, relocation of playing pitches and school car parking.
5. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority, and a detailed public realm strategy that outlines the provision of durable and acceptable materials and finishes that comply with the technical requirements of the planning authority. The applicant shall clarify how the works in the public realm will be carried out and by whom.
6. A detailed Construction Traffic Management Plan should be prepared with specific reference to any access to the N11.
7. Construction and Demolition Waste Management Plan.
8. 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 residential 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).

9. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2018) including a report which addresses the use of the residential support facilities.
10. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. Dun Laoghaire 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

,2020