



An
Bord
Pleanála

**Case Reference:
ABP-306211-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 730 no. apartments, creche and associated site works.

Rathborne Avenue, Pelletstown, Ashtown, Dublin 15.

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. Design and Layout:

- a. Further consideration of the impact of the massing and scale on the amenities of existing and future residents, specifically sunlight-daylight analysis, overshadowing within the development as well as on existing buildings and proposed buildings, and wind microclimate analysis.

- b. Interface of the development with the Royal Canal in terms of design and activity.
- c. Quality of the central public open space.
- d. Dual aspect design of the apartments, including clarification as to what apartments are being classified as dual aspect and justification for number of dual aspect apartments being proposed, having regard to Sustainable Urban Housing: Design Standards for New Apartments (2018), specifically SPPR4.

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. Details of the proposed materials and finishes to the scheme including the treatment of balconies, 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.
2. Detailed drawings, cross-sections, elevations and additional CGIs of the site to demonstrate that the development provides an appropriate interface with the adjoining streets and the towpath and provides for a quality public realm.
3. 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, including its specific planning policy requirements.
4. A building 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.

5. Daylight/sunlight analysis.
6. Microclimate wind study.
7. Community Audit, including Childcare Demand Analysis.
8. Response to issues raised in reports from Transportation and Engineering Division in Addendum B of the PA Opinion dated 21st January 2020.
9. Response to Parks issues raised in report from DCC Parks and Landscape Services, dated January 21st 2020.
10. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Waterways Ireland

5. Department of Culture, Heritage and the Gaeltacht
6. Coras Iompair Eireann
7. Commission for Railway Regulation
8. Relevant 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