



An
Bord
Pleanála

**Case Reference:
ABP-306506-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

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

'Marmalade Lane', Gort Muire, Dundrum, Dublin 14.

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.

Scale and Massing

Further consideration/justification of the documents as they relate to the scale, form, visual impact, materials and finishes to the proposed buildings, in particular the eight / fifteen-storey block B to the north of the site. The further consideration / justification should address the proposed scale and massing given, inter alia, the receiving transitional nature of the environment, including single storey and two

storey development in proximity of the site to the south and south east i.e. Wesley Lawns and Wesley Heights and location of the site outside of a Major town centre or District centre zone. The 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 detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, Zoned 'A': 'To protect and or improve residential amenity' and the 'INST' symbol and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion.
2. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks, finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.
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. It is important that the proposal meets and preferably exceeds the minimum standards in terms

of dual aspect and justification is required for compliance with dual aspect of 33%, should this be the case. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect.

4. A detailed assessment of the quantum and location of resident support facilities and resident services and amenities in the context of SPPR7 set out in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018). It is important that the proposal is described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development and is accompanied by detailed proposals for supporting communal and recreational amenities.
5. A Construction Environmental Management Plan (CEMP) that addresses, inter alia, tree protection during construction phase and an Arborist Assessment required clearly indicating:
 - monitoring of tree protection and mitigation measures;
 - adherence to tree protection measures;
 - supervision of works;
 - post construction assessment and measures to promote / assess regular health and condition of trees.
 - A full and detailed Green Infrastructure Plan,
 - Landscaping Plan,
 - Arboriculture drawings and engineering plans that take account of one another.
6. Clarification at application stage regarding connection to water and drainage infrastructure having regard to issues raised in the Irish Water submission dated 28th February 2020.
7. Clarification at application stage how proposed pedestrian, cycle and vehicular links through the site and connectivity with the wider area; in particular Ballawley Park, Wesley Heights, Wesley Lawns / Greenmount Lane and St. Tiernans Community School are to be delivered.

8. An Assessment which details the rationale for the proposed location and quantum of car parking and cycle parking spaces, having regard to, inter alia, Chapter 4 (Communal Facilities in Apartments) of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).
9. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
10. A response to matters raised within the planning authority Opinion and Appended County Council Department comments submitted to An Bord Pleanála on the 20th February 2020.
11. Full and complete drawings, including levels and cross sections showing how the development will interface with adjoining school lands to the north and residential lands particularly to the south and south east.
12. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
13. A Shadow Impact Assessment of the development on the wider area.
14. A visual impact report to address the details of Architectural Heritage impact raised by the Conservation Officer, in her report attached to the planning authority Opinion, submitted to An Bord Pleanála on the 20 February 2020.
15. Views / photomontages of the proposed development from the surrounding area.

16. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.

17. A construction and demolition waste management plan.

18. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018 the development must be described in the public notices associated with a planning application specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development

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. Department of Culture Heritage and the Gaeltacht
3. An Taisce
4. Heritage Council
5. Fáilte Ireland
6. An Chomhairle Ealaíonn
7. Irish Aviation Authority

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
May, 2020