



An
Bord
Pleanála

**Case Reference:
ABP-306988-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 1,155 no. residential units (355 no. houses, 800 no. apartments), creche and associated site works.

Barberstown, Barnhill and Passifyoucan, Barnhill, Clonsilla, 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. Further consideration/justification of the documents as they relate to the overall layout of the proposed development particularly in relation to 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 Manual for Urban Roads and Streets, and compliance with the Barnhill Local Area Plan 2019. Specifically, further consideration/justification in relation to the following:

- a) Certainty in relation to the design, funding and timing of delivery of the Ongar-Barnhill Road.
- b) Urban Interface with Ongar-Barnhill Road and how road relates to the application lands in terms of levels, number of pedestrian/cyclist access points, pedestrian crossing points, urban edge from buildings addressing the road, and boundary treatment.
- c) Detailed design of the pedestrian plaza connection to Hansfield Train Station, addressing issues of accessibility from adjoining streets, interface with adjoining buildings, design and material finishes, to ensure delivery of a high quality public realm, supporting a high level of pedestrian access to Hansfield Train Station.
- d) Density of the development and impact on delivery of a quality public realm and rationale for height strategy proposed.

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. Detailed design of proposed apartment blocks and housing, village centre and urban plaza.
2. A report that addresses/rationalises the site layout with regard to the design of streets, positioning of the built form relative to the streets and Ongar-Barnhill Road, design and positioning of car parking, design and delivery of public open space, SUDS strategy, and flood risk assessment in accordance with the Barnhill LAP 2019, Urban Design Manual accompanying the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009, and DMURS.

3. Detailed drawings, cross-sections, elevations and additional CGIs across the site, including from the canal bridge, the proposed Ongar-Barnhill Road, and of development to the north of the train line.
4. Details of the proposed materials and finishes to the scheme including to the raised street/pedestrian plaza design, urban square, 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.
5. 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.
6. 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.
7. A map indicating the net development area.
8. A detailed phasing plan.
9. Daylight/sunlight analysis.
10. Microclimate wind study.
11. Noise Impact Assessment.
12. Response to issues raised in Appendix D of CE Report, received 26th May 2019, which includes the internal reports of the Parks and Green Infrastructure Department, Architects Department, Transportation Planning Section, and Water Services Planning Section.
13. 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. Irish Rail
5. Commission for Railway Regulation
6. Waterways Ireland
7. Department of Culture, Heritage and the Gaeltacht
8. Heritage Council
9. An Taisce
10. Department of Education and Skills
11. Coras Iompair Eireann
12. Fingal Childcare Committee
13. Meath County Council
14. Kildare County Council

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

June, 2020