



An
Bord
Pleanála

**Case Reference:
ABP-306992-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 168 no. apartments, creche and associated site works.

Rathbourne 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. Zoning and site context:

Further consideration or justification of the documents as they relate to the quantum of residential development proposed at this specific location having regard to the following:

- a) The requirements of objective Z14 zoning relating to mix of land uses.
- b) The requirements of the Ashtown Pelletstown LAP.

- c) The requirements of the Core Strategy and the allocation of units under the Pelletstown Ashtown LAP.

2. Design and Layout:

- a) Further consideration of the impact of the height, 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 adjoining roads and the wider Rathborne development in terms of design and activity.
- c) 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.
- d) Extent of surface parking on the eastern portion of the site.

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 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 should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
2. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include

full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development.

3. 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. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
4. Detailed drawings, cross-sections, elevations and additional CGIs of the site to demonstrate that the development provides an appropriate interface with the adjoining streets, provides for a quality public realm and integration with the existing Rathborne development.
5. Traffic Impact Assessment
6. Details relating to the provision of pedestrian/cycle links to the existing infrastructure along River Road to northwest and southeast of the site and consideration of the legal consents, where required, to achieve this.
7. A report detailing the extent of car parking proposed, having regard to the location of the site and its proximity to public transport services. This should also include a Carparking Strategy.
8. Community Audit, including Childcare Demand Analysis.
9. Response to issues raised in report from Transportation and Engineering Division dated 7th May 2020 in Addendum B of the PA Opinion dated 11th May 2020 and received by An Bord Pleanála on the 12th May 2020.
10. Response to Parks issues raised in report from DCC Parks and Landscape Services dated 5th May 2020 in Addendum B of the PA Opinion dated 11th

May 2020 and supplementary report dated 7th May 2020 and received by An Bord Pleanála on 15th May 2020.

11. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.

12. 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. Dublin City 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

June, 2020