



An  
Bord  
Pleanála

**Case Reference:  
ABP-307040-20**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 148 no. Build to Rent apartments and associated site works.**

**Lands adjacent to Tully Vale Road, Townlands of Laughanstown, Cherrywood, Dublin 18.**

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 and / or justification of the documents as they relate to consistency with parameters of the Cherrywood SDZ Planning Scheme, 2014 (as amended). The further consideration and / or justification should address deviations from density, building height, unit mix and car parking standards.
2. Further consideration and / or justification of the documents as they relate to the development strategy for the site. The consideration / justification should

address: block structure, street frontage and the enclosure within the site; the height, scale and massing of the blocks and how they respond to the receiving environment (existing and permitted developments); and the architectural detailing of the blocks. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Further consideration and / or justification of the documents as they relate to the provision of communal support facilities, services and amenities to serve future occupants of the proposed development. The documents should include details in relation to the overall quantum and function of communal areas and in relation to the management and servicing of the spaces.
4. Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to daylight and sunlight standards; micro-climate and wind impacts; and inward noise impacts.

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. The prospective applicant is advised to address the following in the documents submitted:
  - (a) Matters raised by Irish Water in relation to infrastructure delivery within the SDZ, as set out in the submission received from Irish Water, dated 27th May 2020.
  - (b) The matters raised in the Report of the Cherrywood Development Agency Project Team, in relation to surface water drainage, as contained in the PA's submission dated 20th May 2020.
2. A Visual Impact Assessment that includes photomontages, cross sections, and CGIs from key vantage points.

3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries.
4. A landscaping plan that addresses the design and function of open spaces within the development. The plan should address issues raised in the PA's submission dated 20th May 2020, relating to the function of spaces, boundary treatments, landscaping, SUDs and biodiversity.
5. A Housing Quality Assessment that sets out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance of the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
6. Drawings and sections that detail the interface with streets and open spaces including details of the proposed finished ground and floor levels.
7. Details of cycle parking provision to include design details for secure cycle storage areas and visitor cycle parking spaces.
8. Sunlight and Daylight Analysis; Wind / Microclimate Analysis; and an Inward Noise Assessment.
9. A Building Life Cycle Report that includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2018 Guidelines on Design Standards for New Apartments.
10. Phasing plan.
11. Taking in charge layout.
12. Details of public lighting.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Commission for Railway Regulation
4. Irish Water
5. Dun Laoghaire Rathdown 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  
September, 2020