



An
Bord
Pleanála

**Case Reference:
ABP-307087-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 933 no. apartments, creche and associated site works. Del La Sal lands National School (a Protected Structure) Ballyfermot Road, Dublin 10.

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. Development Strategy

The documentation at application stage requires further justification with regards to how the proposal is in accordance with and assists in securing the aims of the Z15 zoning objective; how it secures the retention of the main institutional and community uses on the lands / whether there is no longer a need for the existing institutional use, incl. space for necessary expansion of such use; how it secures

the retention of existing functional open space and the manner in which the nature and scale of the proposal integrates with surrounding lands.

2. 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, given 5 of the 7 Blocks / zones are 9 storeys or higher. The further consideration / justification should address the proposed scale and massing given, inter alia, the receiving modest scale and character of the existing environment, including two storey development in proximity of the site to the south by dwellings on Ballyfermot Road and to the east by the Steeples Housing Development comprising of modern two and three storey houses and apartments and to the west by further low rise institutional buildings. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Residential Amenity

Further consideration and / or justification of the documents as they relate to the proportion of single aspect and north facing units and daylight and sunlight access.

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, Z15 institutional and Community and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion.

2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. 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, in particular with Ballyfermot Road and to the east with the Steeples Housing development. The statement should be supported by contextual plans and contiguous elevations and sections.
4. A report addressing the details of Heritage and Conservation Impact raised by the planning authority, at pre application meeting stage (SHD s.247 meeting, Monday the 5th of October 2020), in the CEO Report dated 26.05.2020 and the report of the Conservation Officer dated the 26.05.2020.
5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. 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 and which apartments exceeds the floor area by 10%.

6. 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.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
8. A visual impact assessment to address the details of visual impact raised by the Conservation Officer, in her report dated 26.05.2020. Long range views / photomontages of the proposed development from the surrounding area with views taken from key locations within Chapelizod ACA, the Phoenix Park (Wellington Monument, Magazine Fort, Chesterfield Avenue (in front of Aras an Uachtarain) and The Royal Hospital Kilmainham.
9. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 08.06.2020
10. Response to issues raised in transportation department report dated 20.05.20, accompanying the PA Opinion dated 26.05.20.
11. 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.
12. A full response to matters raised within the PA Opinion and Appended City Council Department comments submitted to ABP on the 26.05.2020
13. An Environmental Impact Assessment Report (EIAR).

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**
- 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.

Rachel Kenny

Director of Planning

December, 2020