



An
Bord
Pleanála

Case Reference:
ABP-307285-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Construction of 420 no. apartments, childcare facility and associated site works.

Lands at St. Joseph's, Hansfield, 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 Hansfield SDZ, including delivery of identified open space on site as per the framework plan, details and certainty over timing of delivery of east-west feeder road, details and certainty in relation to connection to canal walkway, delivery of village green, details of timing and delivery of improvements to Clonsilla Station, details of compliance with density for Zone 6, height strategy, and unit mix as per

the SDZ planning scheme, as well as all other aspects of the planning scheme which affects the development.

2. Further consideration of the documents as they relate to the overall layout of car parking at surface level and the impact of this arrangement on the creation of a high quality public realm, visual impact on residents of the scheme, and delivery of quality open space.

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. Review of submitted Traffic and Transport Assessment, which should include the east-west feeder road, as identified in the SDZ, and which is required to be delivered as part of the SDZ.
2. Site layout plan to be reviewed in context of DMURS including consideration of impact of parking at surface level on the public realm, and layout of parking spaces, noting that DMURS indicates perpendicular parking should generally be restricted to one side of the street to ensure parking does not dominate the street.
3. Detailed drawings, cross-sections, elevations and additional CGIs of the site to demonstrate that the development provides an appropriate interface with the adjoining lands and provides for a quality public realm.
4. Consideration of the scale of blocks 6 and 7 and internal layout of these blocks with long internal corridors.

5. In addition to issue of Block 7 being proposed on land identified as public open space in the SDZ, consideration of appropriate interface and set back from Hansfield Road, as established by the SDZ.
6. Details of the proposed materials and finishes to the scheme including the treatment of balconies. 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.
7. Details of boundary treatment across the site, including any boundary proposed with the pedestrian/cyclist route to the south and boundary treatment to Hansfield Road to the east.
8. A plan detailing the hierarchy and function of public open space across the site, including the recreational needs of children of different age brackets, as per the Design Standards for New Apartments Guidelines. Cross sections of proposed open space north of Block 7 should also be submitted.
9. Review of tree survey and arboricultural report submitted, to include consideration of existing trees to the west of the site, which may be impacted by the proposed development and which are to be retained. The survey should also include a clear plan of trees to be removed and retained as part of this development and measures to ensure protection of those proposed to be retained.
10. Ecological Impact Assessment.
11. Wind micro-climate study, including analysis of balconies and any upper level roof gardens.
12. Internal daylight/sunlight analysis.
13. Noise Impact Assessment.
14. Mobility Management Plan.
15. A detailed Construction Environmental Management Plan.

- 16.** 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.
- 17.** 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.
- 18.** Detailed SUDS strategy for the site and Flood Risk Assessment.
- 19.** Response to issues raised by the Parks and Green Infrastructure Division, Transportation Planning Section, Water Services Division and Architects Department of FCC, as per the reports submitted in Appendix C of the Planning Authority Report, received on 4th August 2020.
- 20.** 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.
- 21.** The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document, unless it is proposed to submit an EIAR at application stage.
- 22.** An Appropriate Assessment screening report and/or Natura Impact Statement.

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. Inland Fisheries Ireland**
- 6. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)**
- 7. Heritage Council (nature conservation)**
- 8. An Taisce (nature conservation)**
- 9. Coras Iompair Éireann**
- 10. Commission for Railway Regulation**
- 11. The relevant 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.

Stephen O'Sullivan
Assistant Director of Planning
November, 2020