



An
Bord
Pleanála

Case Reference:
ABP-307307-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 359 no. Build to Rent residential units (3 no. houses, 356 no. apartments) and associated site works.

Lands North of Stocking Avenue, Stocking Avenue, Woodstown, Dublin 16.

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 including Height and Density

Further consideration of the documents as they relate to the planning rationale/ justification for the proposed height and density on the subject lands, having regard to national, regional and local policy, including, but not limited to, the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual)', 'Urban Development and Building Heights - Guidelines for Planning Authorities' and 'Sustainable Urban

Housing: Design Standards for New Apartments Guidelines for Planning Authorities’.

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. Additional details as relates to compliance, or otherwise, with the Phasing Strategy as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017).
2. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, the report should address the requirements as relates to dual aspect provision, units considered by the prospective applicant to be dual aspect should be clearly indicated on the plans. A rationale/justification as to why the units should be considered dual aspect (if the aspects are not 180 degrees relative to one another) should be provided. In this regard, it may assist the process if reference can be provided to similar units previously granted permission. Justification for the level/percentage of dual aspect provision should also be submitted at application stage.
3. Proposals for the management and operation of the proposed development in accordance with SPPR7 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, including detailed proposals for the provision and management of support facilities, services and amenities for residents.

4. Additional justification and/or revised proposals for the level of car parking proposed, having regard to *inter alia* the provisions of SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
5. Additional details and/or revised proposals in relation to Transport issues, having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020) in relation to gradients, compliance with DMURS, cycleway provision, EV parking, fire tender and bin lorry access routes, refuse management, public lighting and the provision of a Construction Management Plan.
6. Additional details and/or revised proposals in relation to the proposed community centre, having regard to the quantum of floor area proposed and the viability of same, and to the concerns as raised by the Planning Authority in relation to same.
7. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
8. Additional details and/or revised proposals in relation to the issue of Landscaping having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020) namely in relation to green infrastructure, SuDS, protection of retained trees and additional details in relation to landscaping proposals.
9. Confirmation that Irish Water can accommodate the proposed development, having regard to Irish Water's submission on this pre-application (dated 9th July 2020), which states *inter alia* that upgrade works to the Irish Water Network are required, namely the completion of the Ballycullen/Oldcourt LNRP.

- 10.** Additional details and/or revised proposals in relation to the issue of surface water/flooding having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020).
- 11.** Additional CGIs/visualisations/3D modelling including additional views from the White Pines development to the west of the proposed development.
- 12.** A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
- 13.** A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
- 14.** A masterplan document outlining how this site could interact with any future proposals on the Green Acres site to the east of the proposal site.
- 15.** Waste Management Details.
- 16.** Site Specific Construction and Demolition Waste Management Plan.

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. The Department of Culture, Heritage and the Gaeltacht**
- 3. The Heritage Council**
- 4. An Taisce**
- 5. Transport Infrastructure Ireland**
- 6. National Transport Authority**
- 7. South Dublin 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
October, 2020