



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 307421-20

Proposed Development: 317 no. residential units (154 no. houses, 163 no. apartments), creche and associated site works.

Woodtown, Ballycullen, 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 constitute a reasonable basis for an application for strategic housing development.

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. Confirmation from Irish Water regarding feasibility of connection to the network and design stage discussions, for a corresponding or higher number of units, than that applied for in the application submission.

2. Additional details as relates to compliance, or otherwise, with site specific requirements and other relevant objectives as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017).
3. Additional details and/or revised proposals concerning the current position of infrastructure delivery for the area in light of the phasing requirements under the Ballycullen – Oldcourt Local Area Plan 2014 (as extended), and any potential that the development has to contribute towards this.
4. Submission of a Community Infrastructure Audit is required and should refer back to phasing requirements under the Local Area Plan.
5. The prospective applicant is required to address the locational definitions under the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018) to determine the appropriate density range for the site. To support this, a comprehensive explanation (supported by diagrams) of the accessibility to the site to public transport, employment areas and institutions is required.
6. The prospective applicant should satisfy themselves in relation to whether the proposed development represents a material contravention of the Development Plan and/or Local Area Plan and satisfy the subsequent submission requirements in relation to this.
7. Additional details and/or revised proposals in relation to the quality of accommodation within the proposed duplex accommodation.
8. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development. Those windows considered to have a dual aspect should be clearly indicated, only windows with a true dual aspect will be considered as contributing to meeting the minimum quantum required. In relation

to single aspect north-facing units, reference should be had to paragraph 3.18 of the 2018 Apartment Guidelines. All documentation should be cross referenced to ensure reference to the correct number of units and breakdown of unit type.

9. Submission of a Daylight, Sunlight and Overshadowing Assessment provided analysis of both the proposed accommodation and any potential impact upon surrounding dwellings/amenity spaces.
10. Additional CGIs are required and photomontages to illustrate the visibility of the development in the surrounding area.
11. A Landscape and Visual Impact Assessment is required.
12. Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development.
13. Proposals for tree removal should be accurately reflected in all proposed drawings / plans for the proposal.
14. A Bat Survey is required as part of the submission and should be carried out by a qualified practitioner and in light of seasonal considerations. Construction methods and phasing should be finalised in light of the results of this survey, in addition to the final development form and inclusion of lighting etc.
15. A plan showing separation distances between the development to existing adjacent properties should also be included, annotating key distances to boundaries, buildings and windows.
16. Additional details and/or revised proposals in relation to landscape and proposed connections, having regard to comments from the Planning Authority.

17. A plan of landscape proposals clearly delineating communal and private spaces should be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required.

18. Additional details and/or revised proposals in relation to site services/SUDs, having regard to the report of the Drainage Planning Section of the Planning Authority.

19. Additional details and/or revised proposals in relation to the proposed material palette for the proposed development. Details shall be described in a building life cycle report in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2018)'. Details should include 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.

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. The Department of Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. Transport Infrastructure Ireland

6. National Transport Authority
7. South Dublin Childcare Committee
8. Inland Fisheries Ireland
9. Waterways Ireland

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.

Assistant Director of Planning
,2020