



An
Bord
Pleanála

Case Reference:
ABP-307464-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 221 no. Build to Rent apartments, creche and associated site works. Old Schoolhouse Site (former Clonsilla School a protected structure), Porterstown Road, 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.

Design Strategy

The prospective applicant should provide further justification and/or detail in relation to the design strategy for the proposed development. In particular, the prospective applicant should provide further justification and/or detail in relation to the layout, mass, elevational design and material treatment of blocks, as well as the relationship with the Royal Canal and Protected Structures both within and adjacent to the site. In consideration of the layout of blocks, regard to the quality and usability of open

space should be had, alongside potential impacts upon grassland areas. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted. Photomontages, CGIs and a Landscape Visual Impact Assessment alongside verified views, will be required to accurately illustrate the appearance of the proposed development.

Connections and Routes

The prospective applicant should provide further justification and/or detail in relation to connections from the site to surrounding areas, and in particular routes to Clonsilla village and rail station, alongside future potential connections. The submission should clearly indicate whether connection to the towpath forms part of development works. Connections that form part of development works should be consistently illustrated in all submission drawings / documents if these form part of development works. The agreement of all landowners for proposed works should be demonstrated. The submission should also demonstrate compliance with DMURS, in particular the prioritisation of safe walking and cycling routes both within and around the development. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Transport Impact Assessment

A Transport Impact Assessment is required and should demonstrate compatibility of the proposed development with required upgrade works to both Porterstown Road and electrification of the Irish Rail Line close to the site. Any impact upon access routes to the site should be clearly described along with any necessary mitigation.

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 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.

2. Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development.
3. 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.
4. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development. Requirements relating to Build-to-Rent accommodation under the Apartment Guidelines should be addressed with residential facilities and amenity areas clearly described in both drawings and schedules.
5. Submission of a Daylight, Sunlight and Overshadowing Assessment providing analysis of both the proposed accommodation and any potential impact upon surrounding dwellings/amenity spaces.
6. A plan of landscape proposals clearly delineating public, communal and private spaces to 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 should be provided. A response to the comments from the Planning Authority in relation to the landscape proposals is also required.
7. Further detail on the biodiversity impacts of the proposal. Proposals in relation to removal, storage and reinstatement of grasslands require further justification, detail and description of precedent schemes. Proposals for tree removal should be accurately reflected in all proposed drawings / plans for the proposal. Potential

impact upon the ecology of the Royal Canal waterway, towpath and embankment edge should be investigated further.

8. Address the 12 detailed points outlined in section 7 of the Planning Authority opinion.
9. Additional detail of arrangement for future connections to water supply and wastewater services is required in consultation with Irish Water.

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. **Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)**
2. **The Heritage Council**
3. **Fáilte Ireland**
4. **The Commission for Railway Regulation**
5. **An Taisce**
6. **Irish Water**
7. **Transport Infrastructure Ireland**
8. **National Transport Authority**
9. **Fingal Childcare Committee**
10. **Inland Fisheries Ireland**
11. **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.

Tom Rabbette

Assistant Director of Planning

November, 2020