



An
Bord
Pleanála

**Case Reference:
ABP-307684-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 436 no. apartments, creche and associated site works. Sector 3, Aiken's Village, Stepside, Dublin 18.

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.

- **Foul Water and Storm Water**

Further consideration of the documents as they relate to foul water and storm water drainage proposals to service the development. The documents should provide details of necessary upgrade works required to facilitate the development to include, *inter alia*: plans and particulars, having regard to the concerns raised by the Drainage Department in Appendix B of the Planning Authority Submission and Irish Water report dated 24th August 2020, in particular, survey details of existing services traversing the site, the submission

of attenuation details, storm network calculations, and the necessity to prevent any adverse impact on the surrounding area. Detailed design proposals for the overflow storage tank demonstrating measures employed to ensure that the storage tank would not lead to pollution of the detention basin serving the adjacent development and the surface water network.

Clarity is to be provided concerning how the proposed wastewater storage tank ties in with the network upgrade works; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed 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. Visual Impact/ CGIs and photomontages, sections and continuous elevations where relevant, of the main elevation treatment including but not restricted to the following:
 - Block C,D & E and the relationship with the open space to the south east and Village Road,
 - Block B & C and the relationship between the ground floor and undercroft parking and the treatment along Atkinson Road,
 - Block A/B & Block G/F and the relationship between the ground floor and undercroft parking and the treatment along Thornbury Road.

2. A detailed schedule of accommodation which indicates consistency with relevant standards and SPPRs in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report (Site Specific Management Plan) which addresses the use of the residential support facilities and amenity areas.

3. A comprehensive daylight and sunlight analysis addressing existing residential units in proximity to the site and proposed units and open spaces within the development. A comprehensive justification is required for any proposed north facing single aspect units.
4. The inclusion of all works to be carried out, and the necessary consents to carry out works on lands, within the red line boundary.
5. Submission of a Taking in Charge map.
6. Comprehensive Flood Risk Assessment including proposals to address the location of the foul overflow storage tank in close proximity to detention basin serving an adjacent development.
7. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
8. Details of the operational management provisions for the shared facilities/Amenities.
9. Details of Part V provision clearly indicating the proposed Part V units.
10. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
11. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.
12. A landscape and permeability plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated, treatment of interface areas and provision of future connections to adjoining lands.

13. Submission of a Traffic and Transport Assessment to include car parking and cycle parking rationale.
14. 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.

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.

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. Dublin County Childcare Committee**
- 4. Commission for Energy Regulation**

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