



An
Bord
Pleanála

Case Reference:
ABP-307784-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 1,180 no. Build to Rent apartments, creche and associated site works. Priorsland, located between the townlands of Carrickmines Great and Brennanstown, within the Cherrywood SDZ, Carrickmines, 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.

1. Further consideration/justification of the documents as they relate to the Cherrywood SDZ Planning Scheme and consistency with the planning scheme, including zoning and land use provisions, quantum of development proposed, density at this location, height, car parking, plot ratio, unit mix, vehicular access arrangements, and all other aspects of the planning scheme which affects the development.

2. Further consideration/justification of the documents as they relate to the carrying capacity of the Cherrywood SDZ Planning Scheme in relation to physical infrastructure, social infrastructure, and community infrastructure.

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 and submission of detailed analysis on interim vehicular access arrangements proposed via Carrickmines, versus connection to Castle Street.
2. Review of impact of the development on the flood containment zone, surface water management proposals, and site specific flood risk assessment, having particular regard to issues raised by the Development Agency Project Team (DAPT) and accompanying JBA report on 'Assessment of Stormwater Proposals', as submitted in Appendix B of the Planning Authority Report, received on 27th August 2020.
3. Overlay of land use map and proposed uses as specified in the SDZ.
4. Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of effective dual aspect units; number of north facing single aspect units; daylight and sunlight access to units and spaces; use of long internal corridors within some of the blocks; micro-climate / wind impacts; and inward noise impacts. The further consideration in respect of single and dual aspect units should have regard to the requirements and definitions of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018), SPPR 4.

5. Interface of Block F with the adjoining public realm, in particular consideration of the impact of undercroft parking on the public realm.
6. Further consideration/justification of the scale of childcare facility proposed.
7. Further consideration/justification of car parking proposals against the SDZ Planning Scheme, specifically the recent amendment in relation to car parking standards.
8. A plan detailing the hierarchy and function of public open space across the site, including in the flood containment zone, and implications of the flood containment zone on the design, layout and usability of the open space in this area.
9. Detail and justification of location and quantum of resident support facilities and resident services and amenities as defined by the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018).
10. Further detail in relation to school provision and confirmation that scale of the site reserved meets the requirements of the Department of Education.
11. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
12. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
13. Details of boundary treatment across the site.

14. Review of tree survey and arboricultural report submitted, to include consideration of existing trees/hedgerows to the east of the site, which are required to be retained and measures to ensure protection of those tree/hedgerows to be retained.
15. Ecological Impact Assessment.
16. Provide updated Sunlight and Daylight Analysis (based on a representative sample of units that includes assessment of worst-case scenarios); updated Wind and Microclimate Analysis (including details of any proposed mitigation measures); and an Inward Noise Assessment.
17. An updated Visual Impact Assessment that includes photomontages, cross sections, axonometric drawings and CGIs. The assessment should address key views from the M50, from the wider SDZ lands and from/toward protected structures proximate to the site.
18. A detailed phasing plan for the proposed development.
19. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
20. A detailed Construction Environmental Management Plan.
21. 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.
22. Response to issues raised by the Development Agency Project Team (DAPT) as per the report submitted in Appendix B of the Planning Authority Report, received on 27th August 2020, including inter alia, water services, green infrastructure, and transportation issues.
23. 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.

- 24.** 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.
- 25.** 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. Inland Fisheries Ireland**
- 5. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)**
- 6. Heritage Council (nature conservation)**
- 7. Commission for Railway Regulation**
- 8. The relevant Childcare Committee**
- 9. Department of Education and Skills**

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.

Rachel Kenny

Director of Planning

January, 2021