



An
Bord
Pleanála

Case Reference:
ABP-308044-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 273 no. Build to Rent apartments, childcare facility and associated site works. 3 chapelizord Hill Road, 'Clarevill', 4 Chapelizod Road, Midgard House, Chapelizod Hill Road and Former Faulkner's Industry site, Chapelizod Hill Road, Chapelizod, Dublin 20.

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 proposed height of buildings up to 10 storeys and the arrangement of the development in only two blocks. In particular, the prospective applicant should provide further justification and/or detail in relation to the following:

- (i) The visual impact of the development upon the surrounding area;
- (ii) The elevational treatment of the tallest block proposed;
- (iii) The mass of the development form, arranged in only two blocks; and
- (iv) The overshadowing of the proposed communal courtyard amenity area.

Consideration is required of site topography and the cohesive integration of the development with the established character of Chapelizod Hill Road. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Relationship to boundaries

Further consideration and/or justification is required, where the proximity of balconies and windows in the development are located closer to boundaries than exhibited in the approved development. How the amenities of lands adjacent to the site will be protected requires further examination and explanation in this regard. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies. Where the proposal is not consistent with planning policies in the Development Plan, the applicant should satisfy themselves regarding whether there is additional need for a Material Contravention Statement.

2. Additional CGIs are required, as well as a Landscape and Visual Impact Assessment with photomontages, to include consideration of visual impacts on the surrounding areas. This should include consideration of impact upon / views from sensitive architectural areas / structures surrounding the site. Photomontages should include winter views.
3. Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development.
4. A plan showing separation distances between the development to existing adjacent properties should be included, annotating key distances to boundaries, buildings and windows. A comparison to the approved development should also be provided.
5. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). Analysis of all units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass. Analysis of the potential overshadowing of both existing and proposed amenity areas, should include consideration of where amenity features (i.e. play / outside furniture / lawn areas) are located.
6. A schedule and associated plan, describing the internal and external resident amenities and facilities to be incorporated into the development, in accordance with the definitions under part (b) of SPPR 7 in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018). The proposal should also satisfy the requirements under part (a) of SPPR

7. Confirmation of waste storage arrangements and the allocation/sizing of each area to correspond with the occupation requirements for each of the separate blocks.
8. Additional details and/or revised proposals in relation to ecology and landscape, having regard to comments from the Planning Authority. A plan of landscape proposals clearly delineating communal and private spaces should also 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.
9. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.
10. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
11. A Housing Quality Assessment with regard to relevant national and local planning policy on residential 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 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.

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.

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. Fáilte Ireland
3. The Heritage Council
4. An Taisce – The National Trust for Ireland
5. Irish Water
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Dublin City 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.

The Board will shortly be making online submissions available on SHD applications. Please note that new public notices will be available on the Board's website once the online submissions web portal goes live. Please ensure you refer to the Board's website for the most up to date forms and public notices when preparing to lodge your application.

Tom Rabbette
Assistant Director of Planning
,2020