



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 308050-20

Proposed Development: 475 no. apartments, creche and associated site works.

Swords Road, Whitehall, Dublin 9.

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. A detailed landscaping plan illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping plan shall be accompanied by an updated Sunlight/Daylight analysis showing an

acceptable level of residential amenity for future occupiers which includes details on the standards for the private and shared open space and the open space associated with the creche.

2. A rationale for the proposed car parking provision should be prepared, to include details of resident and visitor parking, mobility split, car parking management, car share schemes and a mobility management plan.
3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to compliance with any relevant guidelines.
4. A Site-Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. Minister for Culture, Heritage and the Gaeltacht (Archaeology)
5. An Taisce- The National Trust for Ireland.
6. The Heritage Council.
7. Dublin City Childcare Committee

PLEASE NOTE:

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.

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