



An
Bord
Pleanála

**Case Reference:
ABP-308395-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Alterations to a previously permitted development, DZ17A/0862, as amended by DZ19A/0148, DZ19A/0458, DZ19A/1024 and DZ20A/0002, to provide for 98 no. additional apartments and modifications to 13 no. permitted apartments and all associated site works. Block A1, TC1, Blocks C1, C2, TC2 and Blocks F1, F2, F3, TC4, Cherrywood Town Centre, Cherrywood, Co. Dublin.

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 quantum of development proposed, density at this location, height, car parking, plot ratio, unit mix 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.
3. Further consideration is required of the site red line boundary, to ensure that this encompasses all parts of the development. This includes facilities that are relied upon as part of demonstrating compliance with planning policy. Particularly car parking, cycle parking, external amenity areas and any other required facilities/amenities. Where a different red line boundary is proposed to the 'parent' permission, any alteration to the provision of facilities under that original consent, will require amendment separately, and prior to being relied upon as part of a new planning application. Further consideration of this issue may require an amendment to the documents submitted.
4. The prospective applicant should provide further justification and/or detail in relation to the design strategy for Block A1 in the proposed development. 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.

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 plan of landscape proposals clearly delineating communal and private spaces to be provided, as well as a detailed breakdown of the total area of same. Consideration is also required of the interface between external amenity spaces and any windows / openings to residential units. A response to the comments from the Planning Authority in relation to the landscape proposals is required.

2. Identify the location of car parking, its allocation to units and any impact upon provision as part of previous planning approvals on the site. A response to the comments from the Planning Authority in relation to the car parking proposals is required.
3. Identify the location of cycle storage, its allocation to units and any impact upon provision as part of previous planning approvals on the site. A response to the comments from the Planning Authority in relation to the cycle storage proposals is required.
4. Submission of a building life cycle report in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2020)'. 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.
5. A Housing Quality Assessment which should describe compliance with relevant national and local planning policy on residential development.
6. Submission of a Daylight, Sunlight and Overshadowing Assessment providing analysis of both the proposed accommodation and any potential impact upon permitted/surrounding dwellings/amenity spaces. Analysis should consider whether all windows/rooms on the lower floor level meet target BRE values, before any assumption on the results for upper floor levels is made.
7. A response and clarification where necessary, to the Planning Authority comments with respect to drainage and specifically SUDs.
8. 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. The Heritage Council**
- 3. Inland Fisheries Ireland**
- 4. An Taisce**
- 5. Irish Water**
- 6. Transport Infrastructure Ireland**
- 7. National Transport Authority**
- 8. The Commission for Railway Regulation**
- 9. Dún Laoghaire Rathdown 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.

Rachel Kenny

Director of Planning

February, 2021