



An
Bord
Pleanála

Case Reference:

ABP-308642-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 137 no. apartments / duplexes (6 no. studio, 52 no. 1 bed, 50 no. 2 bed and 29 no. 3 bed) in 6 no. blocks ranging in height from 3 to 8 storeys.

Land North [sic] of Stocking Avenue, Woodtown, Ballycullen, Dublin 16.

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. Design Strategy

Further consideration of the documents as they relate to the design and layout of the proposed development is required. Consideration is required as to how the proposed design has been influenced by the best practice design principles of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

(including the associated Urban Design Manual)' and criteria within the 'Urban Development and Building Heights - Guidelines for Planning Authorities', particularly in relation to addressing the street, contribution to the urban neighbourhood and streetscape, and the quality of detailed building design / material use. Further consideration of the principles or criteria described under these guidance documents may require amendment to the design proposals submitted. As part of this, further consideration is also required of the aesthetic impact of surface level car parking, and whether there is potential for an alternative car parking arrangement in the development. 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. Additional details relating to compliance, or otherwise, with site specific requirements, phasing requirements and other relevant objectives as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017) and the South Dublin County Council Development Plan 2016-2022. The prospective applicant should satisfy themselves in relation to whether the proposed development represents a material contravention of the Local Area Plan and/or Development Plan and satisfy the subsequent submission requirements in relation to this.
2. Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development. As well as associated details and cross section drawings of any proposed retaining walls. Any potential

resultant impacts from site excavation should also be given comprehensive consideration.

3. A plan showing separation distances between the development to existing adjacent properties should also be included, annotating key distances to boundaries, buildings and windows.
4. Additional details and/or revised proposals in relation to the proximity of the development to the south east boundary, and related potential impact upon the future development potential of adjacent lands.
5. Additional details and/or revised proposals in relation to the quality of ground floor uses, entrance details and access to cycle storage, within Block A.
6. Additional details and/or revised proposals in relation to the proposed material palette for the proposed development. Details shall be described in a building life cycle report in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2018)'. 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.
7. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development. Those windows considered to have a dual aspect should be clearly indicated. In relation to single aspect north-facing units, reference should be had to paragraph 3.18 of the 2018 Apartment Guidelines. All documentation should be cross referenced to ensure reference to the correct number of units and breakdown of unit type.

8. Submission of a comprehensive Daylight, Sunlight and Overshadowing Assessment providing analysis of both the proposed accommodation and any potential impact upon 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.
9. Proposals for appropriate mitigation of tree/hedge removal should be considered.
10. Additional details and/or revised proposals in relation to landscape design having regard to comments from the Planning Authority. A plan of landscape proposals clearly delineating communal and private spaces should 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.
11. Additional details and/or revised proposals in relation to attenuation/SUDs, Flood Risk, and any other matters raised by the Drainage and Water Supply Section of the Planning Authority.
12. Additional details and/or revised proposals in relation to access arrangements, and any other matters raised by the Roads Department of the Planning Authority.
13. The Childcare Demand Assessment should reflect the most current data available at the time of submission in relation to surrounding existing childcare provision; Or describe the proposed solution for meeting childcare demand generated by the development, alongside cumulative demand within the White Pines development area.

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. The Department of Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. Transport Infrastructure Ireland
6. National Transport Authority
7. South Dublin 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