



An  
Bord  
Pleanála

**Case Reference:  
ABP-308937-20**

---

## **Planning and Development (Housing) and Residential Tenancies Act 2016**

### **Notice of Pre-Application Consultation Opinion**

---

#### **Proposed Development: 763 no. apartments, creche and associated site works. Park West Avenue and Park West Road, Park West, Dublin 12.**

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. The proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed public interface along the north of the site, having regard to inter alia, the site's context along the railway line, the amount of surface car parking and the impact on the residential amenity of the future occupants of the ground floor units. The report should outline the height design rationale in light of the publication of 'Sustainable Residential Development in urban Areas' and the accompanying Urban Design Manual.

2. A detailed phasing and delivery plan, including timing and delivery of the works to on the site, the surrounding area and the overall Site 6 in the LAP. The phasing and masterplan documentation may include permanent solutions for the hotel carpark, justification and/or compliance with any required commercial/ residential mix for the site, phasing and delivery of the infrastructure.
3. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes, mobility management plan and Residential Travel Plan.
4. A Design Manual for Urban Streets and Roads (DMURS) compliance statement.
5. An Updated Sunlight/Daylight analysis showing an acceptable level, *inter alia*, details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development.
6. Updated landscape plans delineating the public open space and communal open space and including useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
7. A rationale for the proposed car parking provision should be prepared, to include details of local census, mobility split, car parking management, car share schemes and a mobility management plan.
8. Part V proposals.
9. Wind micro-climate study, including analysis of balconies.
10. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same, shopfronts and commercial units, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps and any podiums as well as the under side of the proposed highline structures should also be addressed. Particular regard should be had to the requirement

to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development. The documents should also have regard to the long term management and maintenance of the proposed development.

11. A drawing detailing all areas proposed for Taking in charge.
12. Response to issues raised in Addendum B of Planning Authority Report, received 28<sup>th</sup> of January 2021, which includes the internal report of the Transportation Planning Dept.
13. A Community and Social Infrastructure Audit.
14. An analysis of the childcare provision in the vicinity and justification for the absence of any childcare facility on the site.
15. Noise Impact Assessment including the impact of the traffic noise and any mitigation measures necessary to reduce a negative impact on the amenity of future occupants.

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. Iarnrod Éireann.**
- 3. Córas Iompair Éireann**
- 4. Commission for Railway Regulation**
- 5. South Dublin County Council**
- 6. Department of Education**
- 7. Irish Water**

**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.

---

Tom Rabbette  
Assistant Director of Planning  
March, 2021