



An
Bord
Pleanála

**Case Reference:
ABP-308950-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Removal of existing structures on site, construction of 767 no. apartments and associated site works.

"Parkside 5b", Parkside, Dublin 13.

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. Building Height and Scale

Further consideration and / or justification of the documents as they relate to the height and scale of the proposed blocks and how the development responds to the receiving environment. The justification should include an urban design based justification for the building height strategy that addresses the contribution to the urban neighbourhood and streetscape. The justification should include CGI's, verified images and sections drawings that show the

proposed development within its context (including existing and permitted developments).

The justification should have regard to, inter alia, the building height parameters of the Belmayne Clongriffin Local Area Plan 2012-2018 (as extended), the Belcamp-Belmayne Lane Masterplan (in so far as it relates to lands contiguous to the site), the Dublin City Development Plan 2016-2022 (inc. Section 16.7) and national guidance set out in the Urban Development and Building Height Guidelines for Planning Authorities 2018, and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual) 2009.

2. Residential Amenity

Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the amenity of the proposed units (e.g. justification for the portion of dual aspect units and robust assessment of daylight / sunlight access to habitable rooms and amenity areas and of potential overlooking within the scheme); and to the impact of the proposed development on existing / permitted residential and educational buildings (robust assessment of daylight / sunlight impacts, overshadowing and potential for overlooking). Particular regard should be had to the requirements of the Urban Development and Building Height Guidelines 2018 and Sustainable Urban Housing Design Standards for New Apartments Guidelines, 2020 in relation to the assessment of daylight and sunlight, and associated requirements as may be relevant in BRE209 and BS2011. Regard should also be had to guidance in the Sustainable Urban Housing Design Standards for New Apartments Guidelines, 2020 in relation to the adoption of performance based standards for building height and separation to ensure well designed and high quality outcomes (S 2.23 and 2.24).

3. Childcare

Further consideration and / or justification of the documents as they relate to Childcare provision, having particular regard to the guidance contained in the Childcare Facilities Guidelines for Planning Authorities, 2001 and the Sustainable Urban Housing Apartment Design Standards for New Apartments Guidelines for Planning Authorities 2018 (updated 2020). The justification

should address existing childcare provision in the area and within the Parkside neighbourhood overall, provide an analysis of the childcare demand that is likely to be generated by the proposed development having regard to the scale and mix of units proposed, and the emerging demographic profile of this developing area.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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 prospective applicant is advised to address the following matters in the documents submitted:
 - (a) Provide further clarification / confirmation in relation to the timeline involved in delivering the roadway (Main Street) to the south of the site relative to the timeframe for construction and completion of the proposed development. This roadway is required to facilitate vehicular access to the proposed development.
 - (b) Provide evidence that Irish Water has confirmed that it is feasible to provide water and wastewater services to the proposed development. The application should address the issues raised in the submission received by An Bord Pleanála from Irish Water.
2. Architectural drawings, sections and imagery at a scale that articulates the detail of the scheme including cross sections through blocks, streets and open spaces, details of finishes, entrances, landscaped areas and pathways. The architectural drawings should have regard to the requirement to provide high quality and sustainable finishes and address the long-term management and maintenance of the development. Drawings and cross sections should detail the interface between the proposed blocks within the scheme and the interface with adjacent developments.

3. A Visual Impact Assessment.
4. A schedule of public and communal open space for the overall development and on a block by block basis.
5. A housing quality assessment which provides the specific information regarding the proposed apartments required by the Sustainable Urban Housing Design Standards for New Apartments Guidelines 2018 (updated 2020). The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.
6. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
7. Micro-climate analysis that addresses the impact of wind.
8. Inward Noise Impact Assessment that addresses the units and amenity spaces fronting the proposed Main Street and Balmayne Avenue.
9. A detailed Phasing Plan.
10. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.

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, as amended:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland**
- 3. National Transport Authority**
- 4. Dublin City Council Childcare Committee**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Kenny
Director of Planning
June, 2021