



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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#### Case Reference: ABP-308982-20

**Proposed Development: 275 no. residential units (58. no houses, 36 no. duplex units, 187 no. apartments), creche and associated site works. Mill Road, Saggart, 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 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. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and

Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

2. Justification, and where appropriate amendment, to demonstrate that surface car parking quantity and location, road hierarchy and layouts, including design and materiality of the proposed shared surfaces, complies with DMURS. To this end, matters raised in the PA submission (dated 1<sup>st</sup> February 2021), including those comments contained in the internal report from the Transportation Planning Section of South Dublin County Council, should be addressed in any report/justification relating to the outlined transport issues. Issues to be addressed include but are not limited to the overall quantum of surface car parking, details of existing and proposed pedestrian and cycle links to Saggart, to the nearest Luas stop, and through lands to the east and south of the site, and the proposed provision of an access road in close proximity to that permitted on lands to the south of the site.
3. An Integrated Area Plan/Masterplan as required, that considers *inter alia* proposed and potential links to adjoining sites.
4. Relevant drawings/reports that address the issue of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to an amended daylight/sunlight/overshadowing analysis, overlooking, visual impact (Townscape and Visual Impact Assessment) and noise (including that from the surrounding road network). The application shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development. The daylight/sunlight/overshadowing analysis shall address the full extent of the requirements of 'Building Research Establishment (BRE) Report 209 "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011' and BS8206 – Part 2: 2008 Code of Practice for Daylighting, where applicable.
5. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartment/duplex units as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The assessment should also demonstrate how the proposed apartments/duplexes comply with the various requirements of those guidelines, including its specific planning policy requirements.
6. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments.
7. Landscaping Proposals, including a report that provides appropriate rationale and details, and addresses the comments contained within the Planning Authority's submission on this pre-application, and as contained within the report of Parks & Landscape Services (dated 1<sup>st</sup> February). Issues to be

addressed, include, but are not limited to, the quality, quantity and location of the proposed open spaces; impacts on trees, replacement planting, and provision of play areas and details of integration of SuDS.

8. A report, that includes relevant surveys, that fully addresses potential impacts on ecology and biodiversity including, where appropriate, potential impacts on bats.
9. A report that address potential impacts on Archaeology.
10. Drainage details such as would address and respond to comments within the internal report from the Water Services of South Dublin County Council, and having regard to the submission from Irish Water (dated 18<sup>th</sup> January 2021).
11. Additional CGIs/visualisations/3D modelling.
12. Existing and proposed surveys/drawings/sections etc that clearly show the volume of land to be cut and filled/that clearly indicate finished floor levels and ground levels. Finished floor levels should also be shown relative to existing residential units and relative to those permitted units (not yet constructed) to the south-east of this site.
13. Existing floor plans, elevations, sections detailing existing structures on site as well as demolition plans, where applicable. If applicable, the development description should refer to any demolitions proposed.
14. All supporting technical/environmental reports to be updated as required.
15. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
16. A report that addresses any aviation issues having regard to the location of the site relative to Casement/Baldonnell Aerodrome.
17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
18. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

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. Irish Water**
- 2. Inland Fisheries Ireland**
- 3. National Transport Authority**
- 4. Transport Infrastructure Ireland**
- 5. Irish Aviation Authority**
- 6. Operator of Baldonnell Aerodrome**
- 7. South Dublin County 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.

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Tom Rabbette  
Assistant Director of Planning  
July, 2021