



An
Bord
Pleanála

Case Reference:
ABP-309039-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 389 no. apartments, creche and associated site works.

Lands at Clonkeen Road, Deansgrange, 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 / amendment or justification of the height, massing and form of Blocks A1 - A4 having regard to the potential negative impacts on the residential amenities of the adjoining houses of Meadow Vale, Monaloe Park Road, Monaloe Crescent, Clonkeen Lawns and Clonkeen Road, in terms of overbearing impact and undue overshadowing and the potential negative visual impact on Clonkeen College due to the proximity to the school grounds.

2. Further consideration / amendment or justification for the proximity of Blocks B1 – B4 to the site's boundary with the rear gardens of dwellings on Meadow Vale, having regard to the potential for undue overlooking from terraces and 2nd floor windows into the rear gardens / amenity spaces of adjoining properties.
3. Further consideration / amendment or justification of the location of the areas of public open space (including the walkway / running track along the sites boundaries) with specific regard to passive surveillance / overlooking of these spaces and address how the areas of public open space improve and support the overall character of the 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 report that addresses and provides a clear design rationale for the proposed height, density, design, layout and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development. The documentation, where applicable, should consider SPPR3, criteria 3.2 of the Urban Development and Building Height Guidelines, 2018, to support any deviation from development plan standards.
2. A report / analysis which specifically addresses Policy SIC8 (Schools) of the current development plan, including consideration of the impact of the proposed development on the function of the existing school campus and on the potential expansion of the existing schools. The report should also identify the demand for school places likely to be generated by the proposed development and the capacity of existing schools in the vicinity to cater for such demand.

3. A report that address and provides a clear rationale for connectivity and permeability within and through the site.
4. A report that addresses and provides a justification for the proposed housing mix.
5. A building life cycle report in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020), including specific details regarding the management of the private residential amenity spaces.
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.
7. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of Part V provision.
8. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
9. A landscape plan clearly delineating public, semi-private and private spaces, and proposed boundary treatments. A report which addresses the concerns raised in the report of the planning authority's Parks and Landscape Services dated 21st January 2021.
10. A report addressing the issues raised in the report of Irish Water dated 8th February 2021 and the report of the planning authority's Drainage Planning dated 19th January 2021.
11. 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. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

12. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted), 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. Department of Education and Skills
2. Irish Water
3. Dun 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.

Tom Rabbette
Assistant Director of Planning
April, 2021