



An
Bord
Pleanála

Case Reference:

ABP-309666-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 249 no. apartments and associated site works.
Carriglea Industrial Estate, Muirfield Drive, Naas Road, 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 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.

Phasing Strategy

1. Further consideration and/or justification of the documents as they relate to integration of the proposed development with the existing permitted development on the site. In this regard, further justification is required on the proposal for the phasing, timescales and delivery of works required for Phase 1 and 2, *inter alia*, the construction and operation of a car parking for Phase 1 and the delivery of public open space for the entire development. All works

required for the proposed development should be included in the red line boundary and clearly highlighted.

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 landscaping plan of the proposed open space within the site clearly delineating communal and public open space areas, play facilities allocated for a range of age groups and the boundary treatment adjoining any open space. The landscaping details shall be accompanied by a site-specific Management Plan which includes details on management of all communal areas and the public plaza.
2. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
3. A Construction Management Plan.
4. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
5. A visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site and including, inter alia, adjoining permitted and existing residential development.

6. Drawings that detail dual aspect ratios should be clearly laid out and be accompanied by a detailed design rationale report.
7. An Updated Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
8. Response to issues raised in the Appendices of Planning Authority Report, received on the 07th of April 2021, which includes the internal reports of the Transportation Planning Dept. relating to the upgrade of surrounding roads and the design and layout of cycle and car parking throughout the entire development and Phase 1 and the report of the Drainage Dept. relating, *inter alia*, design relative to the culverted river.
9. 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, as amended:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. The relevant 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