



An
Bord
Pleanála

**Case Reference:
ABP-310978-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 288 no. apartments, creche and associated site works. Northwood Avenue, Santry, Dublin 9.

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.

Scale, Height and Massing/Layout/Detailed Design

1. Further consideration/justification of the documents as they relate to: the scale, height and massing, and visual impact of the proposed blocks, in particular proposed Block 3; the proximity of the proposed blocks to one another; treatment of ground floor frontages and entrances; and the detailed design and materiality of the proposed blocks. The further consideration / justification should address the proposed scale and massing of the proposals, in particular Block 3, and the potential visual impact of same; the separation distances of proposed Blocks 1

and 2, and proposed Blocks 2 and 3; the materiality proposed for the development in its entirety, and its appropriateness for a residential development; the provision of active frontages at ground floor level; and the treatment of north facing elevations and appropriate detailing of same. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Provide further justification in relation to the removal of trees on the site, having regard to any Tree Preservation Order which may be in place at the time of the making of the application.
2. Justification, and where appropriate amendment, to demonstrate that the proposed car parking quantity is appropriate, having regard to local, regional and national policy on same. To this end, matters raised in at the Tri-Partite Meeting and as set out in the Planning Authority's submission on this proposal, including that as set out within the Transportation Planning report (dated 30/07/2021) should be addressed in any report/justification relating to the outlined transport issues.
3. A 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.

4. A Housing Quality Assessment (HQA) and Design Statement which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The documentation should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
5. 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. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.
6. Surface Water Drainage details such as would clearly address and respond to comments within the internal report from Water Services (dated 30/07/21).
7. An Acoustic Noise Assessment.
8. All supporting technical/environmental reports to be updated as required.
9. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
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. 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. **Dublin City Council**
3. **Dublin Airport Authority**
4. **Irish Aviation Authority**
5. **National Transport Authority**
6. **Transport Infrastructure Ireland**
7. **Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media**
8. **An Taisce**
9. **Heritage Council**
10. **The relevant childcare committee for the area**

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

December, 2021