



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-311705-21**

**Proposed Development: 212 no. apartments and associated site works.  
Carlisle, Kimmage, 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 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. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments/duplex units as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020). The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including

its specific planning policy requirements and the floor areas and standards set out in Appendix 1.

2. A report that addresses the relationship with adjoining properties and the protection of residential amenity, specifically with regard to potential impacts in terms of overlooking, overshadowing and overbearing. The report shall include cross-section drawings and other imagery showing the relationship between existing and proposed development in this regard.
3. A comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision, including accommodation at ground and first floor levels. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and their effect appropriately described and / or quantified.

4. The *Microclimatic Wind Analysis and Pedestrian Comfort Report* should consider the safety and comfort of residential amenity spaces across the entire development, including roof terrace / communal spaces and private upper floor balconies. Any required mitigation or other design measures arising from such assessment should be clearly described and assessed in the report.
5. A statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability).

6. The application should respond to the issues raised in the report of the Dublin City Council Transport Planning Division, dated 9<sup>th</sup> November 2021. In particular, the application should address concerns raised with regard to the design and layout of the existing access road serving the proposed development and compliance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) for such roads. Particular attention should be paid to the requirement to safely accommodate the pedestrian and cycle movements likely to be generated by the proposed development. Any required improvements to the existing access road should be fully detailed and described in the application and evidence of the ability / landowner consent to complete such improvements should also be provided.
7. A quality audit in accordance with Annex 4 of DMURS, including a Road Safety Audit which should address the proposed access arrangements, as well as the internal layout of the proposed development.
8. A preliminary Construction Traffic Management Plan.
9. Details and specification of proposed cycle parking provision within the development, demonstrating how the required levels of parking can be accommodated, in accordance with the provisions of the Guidelines for Sustainable Urban Housing: Design Standards for New Apartments (2020).
10. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
11. A Building Lifecycle Report in accordance with section 6.13 of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) guidelines which should consider the external materials on all elevations. The report shall also address the management and maintenance of public spaces and access routes to the development

- 12.** The application should clearly identify the areas intended to be taken in charge by the Local Authority.
- 13.** In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
- 14.** 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 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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Stephen O'Sullivan  
Assistant Director of Planning  
January, 2022