



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-311749-21**

**Proposed Development: 472 no. apartments, creche and associated site works. 'Hartfield Place', Swords Road, Whitehall, 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 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. Drawings and documentation clearly describing the design and layout of the proposed junction with the Swords Road / Iveragh Road and proposed modifications to the existing road, footpath and cyclepath networks. The application should demonstrate how the proposed development, will facilitate,

and not interfere with, the implementation of Bus Connects proposals at this location.

2. Any subsequent planning application should address the matters raised in the report of the Dublin City Council Transportation Planning Division dated 14<sup>th</sup> November 2021 and should be accompanied by the following:
  - (i) Drawings clearly showing the proposed public footpath and cycle path along the Swords Road frontage of the site. Evidence of consent for all works to the public realm on lands outside of the applicant's landholdings should be provided.
  - (ii) A detailed Traffic and Transport Assessment (TTA).
  - (iii) A Mobility Management Plan and a Parking Management Strategy.
  - (iv) An operational service plan including a detailed swept path analysis. The plan should address inter alia, the management of car parking and drop-off movements associated with the proposed creche.
  - (v) Details of the quantum and design of bicycle parking / storage, in accordance with the provisions of the guidelines on Sustainable Urban Housing: Design Standards for New Apartments.
  - (vi) A Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit. The Road Safety Audit should consider, inter alia, the design and layout of parking within the development, design of the Swords Road junction, and the movement of pedestrians and cyclists through the site.
  - (vii) A construction traffic management plan.
3. A Draft Construction and Waste Management Plan.
4. A Tunnel Impact Assessment having regard to Policy MT22 of the Dublin City Development Plan and Appendix 6 thereof, with regard to the Dublin Port Tunnel. This assessment should be accompanied by a Construction Management Plan and Method Statement in accordance with the requirements of Transport Infrastructure Ireland (TII).
5. An assessment of the noise environment and an Acoustic Design Statement demonstrating that adequate levels of residential amenity will be achieved for future residents of the development and of adjoining properties.

6. A report which addresses the matters raised in the report of the Dublin City Council Drainage Division dated 4th November 2021.
7. 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 in particular 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.

8. A report that addresses issues of residential amenity (of both future occupants and occupants of adjacent development), specifically with regard to overlooking, overshadowing, visual impact and the potential effects of flood lighting of adjoining playing fields. The report shall include cross-section drawings showing the relationship between the proposed development and adjoining development.
9. A detailed rationale for the proposed housing mix having regard to the provisions of the current Dublin City Development Plan and relevant national and regional planning policy.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. 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.

12. A Building Lifecycle Report in accordance with section 6.13 of the guidelines should also be submitted and shall detail the appropriate use of external materials on all elevations. The plan shall also address the management and maintenance of public spaces and access to the development.
13. 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. **Minister for Housing, Local Government and Heritage**
2. **An Taisce- The National Trust for Ireland.**
3. **The Heritage Council.**
4. **Irish Water**
5. **National Transport Authority (NTA)**
6. **Transport Infrastructure Ireland (TII)**
7. **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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Tom Rabbette  
Assistant Director of Planning  
January, 2022