

An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0002

Proposed Development: 10-year permission for 934 no. residential units (363 no. houses and 571 no. apartments), a childcare facility, 2 no. retail units, 1325 no. car parking spaces, landscaping and associated works.

Clay Farm, Ballyogan, Dublin 18.

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 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:

Neighbourhood Centre

1. Further consideration is required in respect of the documents (design rationale and detailed drawings/design proposals) relating to the proposed neighbourhood centre. This consideration should address: height issues (noting the crèche building forming part of the neighbourhood centre is proposed as a single storey structure); the creation of a focal point for the

overall scheme at this location; the creation of a sense of place, and interface with the open space to the south and plaza to the west. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Public Open Space

2. Further consideration of, and if necessary, further justification for, the quantum and distribution of public open space provided to serve the development, specifically in relation to open space provision to serve the proposed dwellings towards the south-western end of the development (in the vicinity of the site boundary with the Cruagh Wood development). The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to open space provision.
3. Further consideration should be given in relation to the design rationale/justification of the width of the greenway proposed along the south-east site boundary adjacent the golf course grounds. The consideration should address potentially competing space demands for: tree root protection area; biodiversity protection; provision of a cycle link; provision of a pedestrian link; existing buried infrastructure in the area; urban drainage requirements, and the provision of an access road/street to serve the dwellings proposed to its west. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted. The documentation at application stage should include a number of cross-sectional drawings through this area.

Part V of the Planning & Development Act 2000 (as amended)

- 4 Further consideration is required in respect of the documentation relating to obligations under Part V of the Planning and Development Act 2000 (as amended). The further consideration should have regard to the requirements of the Housing Section of Dún Laoghaire-Rathdown County Council in relation to this matter (as outlined in their report dated 31/07/17).

Also and pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Justification for the density proposed across the site, noting, *inter alia*, that the site is in proximity to the Green Luas Line along the Ballyogan Road and the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) states, *inter alia*, that minimum net densities of 50 dwellings per hectare should be applied within public transport corridors. The justification may wish to consider the densities across the previously granted Phase 1 as well as those proposed in Phase 2.
2. Studies, in plan form and, if deemed necessary, cross sections, indicating the private open space provision (e.g. back gardens) for each dwelling and separation distances between proposed dwellings. (It is noted that similar studies were submitted in relation to the planning application on Phase 1 subject of planning ref. no. D15A/0247 [PL06D.246601].)
3. Cross-sectional studies demonstrating proposed housing units nos. 1 and 2 located in the south-west corner of the site. The cross-sections should show the proposed dwellings units relative to the two-storey dwellings in Stepside Park to the west of the proposed dwellings and also relative to the existing apartment block located to the south-west.
4. Cross-sections through the dwellings proposed backing onto the existing dwellings in Stepside Park. The cross-sections should show the proposed dwellings relative to the existing dwellings. The cross-sections should include those through, *inter alia*, proposed units nos. 10, 11, 12, 13, 14 and 55.
5. Photomontages at various locations throughout the development showing the finishes/materials proposed within the public domain and to the proposed buildings. (It is noted that similar studies were submitted in relation to the planning application on Phase 1 subject of planning ref. no. D15A/0247 [PL06D.246601].)

6. An assessment of the impact of the proposed development on transport in the area, including impact on roads (including the impact on the Ballyogan Road/eastern junction of the proposed Loop Road). The assessment should clearly indicate what units as existing or granted, to the south of the site, are to be provided with vehicular access via the application site. The documentation should indicate the relevant planning reference numbers of the neighbouring developments. The site layout plan should indicate what units are to be serviced/access via the application site. Where it is proposed to close existing access roads in the adjacent developments to the south, the road closure locations should be clearly indicated.
7. Information demonstrating the impact, if any, on the usability/functionality of areas of open space indicated as active recreational space that are also proposed as part of the urban drainage infrastructure serving the site.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

Prescribed Authorities

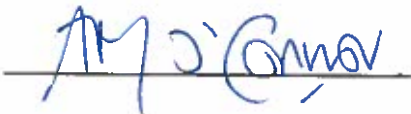
With regard to the relevant prescribed authorities to which a copy of the application must be sent, and pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified 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. The Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection and nature conservation)
2. The Heritage Council (for archaeological heritage protection and nature conservation)
3. An Taisce – the National Trust for Ireland (for archaeological heritage protection and nature conservation)
4. Inland Fisheries Ireland

- 5. Córas Iompair Éireann
- 6. Transport Infrastructure Ireland
- 7. National Transport Authority
- 8. Irish Water

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.



Director of Planning/Assistant Director of Planning

01 September, 2017

