



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0026

Proposed Development: 421 residential units (419 no. apartments, 2 no. houses), 4 no. retail units, crèche and community centre, car and bicycle parking spaces, landscaped open space and all associated site works.

Former CIE lands, Carnlough Road, Cabra, Dublin 7.

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.

1. Urban Design

Further consideration should be given in relation to the design rationale/ justification outlined in the documents as it relates to the creation of a sense of place particularly from the entrance on Carnlough Road into the development.

In addition, further consideration of the documents as they relate to the retail element of the proposal and the creation of active, high quality streetscapes and in particular the elevational treatment and use of external finishes (particularly Block A) in contributing to vibrant streetscapes and the legibility and ease of connectivity from Carnlough Road to the central open space area.

2. Design and Layout of Apartment Units

Further consideration should be given to improving residential amenity for future occupants by inter alia maximising the potential for dual aspect and improving natural light provision to proposed units notably within Block A on the western elevation, re-configuring apartments to maximise the functionality of internal floor areas and/or increasing floor areas to awkwardly configured units. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Height

Further consideration of the planning rationale/justification for the proposed material contravention regarding the height restriction policy in the current Dublin City Development Plan. This justification may result in the amendment to the documents and/or design proposals by way of demonstrating an enhancement in the quality of residential amenity that is to be delivered for future occupants.

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. Information clearly setting out the existing, proposed and any 'would be' scenario regarding water and waste water connections.
2. Cross-sections through the commercial/apartment blocks proposed along the western boundary backing onto the existing dwellings along Carnlough Road and Fassauga Avenue. The cross-sections should show the proposed blocks relative to the existing dwellings.
3. Cross-sections through the apartment blocks proposed along the eastern boundary relative to the existing rail line.

4. Details in respect of the green roofs and/or water features where proposed including consideration of appropriate public health and safety measures where necessary.
5. A construction and demolition waste management plan should be provided.
6. A phasing plan for the proposed development should be provided.

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:

- Irish Water
- Iarnród Éireann (in relation to potential for impact on the rail line)
- Commission for Railway Regulation (in relation to potential for interference with the safe operation of rail line)
- Transport Infrastructure Ireland (in relation to potential for impact on the rail line)
- National Transport Authority (in relation to potential impact on surface transport in the Greater Dublin Area)
- Local 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.

Rachel Kenny
Director of Planning
November, 2017