

**SOUTH DUBLIN COUNTY COUNCIL  
PLANNING DEPARTMENT  
PRE-APPLICATION CONSULTATION REPORT FORM**

<b>Pre Planning Ref. No. SHD1SPP007/20</b>	<b>ADVICE WITHOUT PREJUDICE</b>	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning & Development Act, 2000 and in accordance with the provisions of the Strategic Housing Legislation.
<b>CONSULTATION:</b>	<b>Meeting</b>	<b>Yes</b>
Date of Response: 02/06/2020		
<b>Full address of subject site</b>	Units 64 and 65, Cherry Orchard Industrial, Dublin 10	
Name/s of Applicant/s and/or Agents Contact Details	<b>Applicant:</b> AAI Palmerstown Limited	
	<b>Agent:</b> HW Planning	

<b>DESCRIPTION OF PROPOSAL</b>
Demolition of existing warehouse buildings on site, and construction of a residential development of approximately 119 units with ancillary communal facilities and associated site development works. The development will consist of a mix of studio, 1 and 2-bed apartments. It will be accessed via the existing estate road to the south from Kennelsfort Road Upper. The proposed development also includes open space, landscaping, underground car parking spaces, bicycle racks, bin stores, public lighting & all ancillary site development works.
<b>Planning History</b>
<i>Application Site</i> <b>S00A/0499</b> Retain as erected 2 advertising billboards. <b>Refuse Permission</b>

**ZONING:** 'REGEN' - *To facilitate enterprise and/or residential-led regeneration*

**LAND USE MATRIX** – 'Residential' use class is permitted in principle under land uses zoning matrix contained within the South Dublin Country Development Plan 2016-2022.

**FEEDBACK/OBSERVATIONS OF PROPOSAL**

<b>Comment where relevant:</b>	<p>Issues raised included;</p> <ul style="list-style-type: none"> <li>· Gateway site to regeneration zone, high quality design essential</li> <li>· Masterplanning of wider regeneration zone essential</li> <li>· Permeability with wider area needs to be shown</li> <li>· High quality public realm needed and full urban design analysis</li> <li>· Residential amenity – future occupants need to be considered in terms of noise from existing adjacent uses</li> </ul>
--------------------------------	---

---

	<ul style="list-style-type: none"><li>· Part V – contact should be made with the housing section</li><li>· Drainage – must meet SDCC requirements. FRA required</li><li>· Roads – John Joe Hegarty to make contact separately. Likely more parking needed.</li><li>· Parks – Should meet requirements of parks departments in terms of accessibility, quantum and tree protection. Question raised of appropriateness of differences in levels in public realm, in particular the podium level over the basement car parking.</li></ul>
--	---

---

**Sarah Watson**  
**Assistant Planner**

**Attendees**

SDCC:

Eoin Burke SDCC

Fiona Redmond SDCC

Sarah Watson SDCC

Brian Harkin SDCC

Ronan Toft SDCC

For applicant:

Conor Frehil HW Planning

Glen Barry Architect

Eric Smith AI Hace Higgins Partnership

Louise Mahony Hace Higgins Partnership