



Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0009

Proposed Development: 482 apartments, 520 car parking spaces, 517 cycle parking spaces and two new vehicular entrances.

Former ALDI site, Carmanhall Road, Sandyford Business District, 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 constitute a reasonable basis for an application for strategic housing development.

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. Flood Risk Assessment. Additional documentation relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices').
2. A Planning Report which addresses the issue of compliance with the Design Manual for Urban Roads and Streets (DMURS). In respect of the drawings

relating to the design of the interface between the development and public roads to the north and south of the site. Specific attention is drawn to junction design in accordance with DMURS standards and ensuring that pedestrian priority is maintained across vehicular entrances to the site and cycle connections to the adjoining residential development to the south.

3. Proposals outlining compliance with Part V of the Planning & Development Act 2000 (as amended). With regard to the documentation relating to obligations under Part V the applicant should have regard to the requirements of the Housing Section of Dún Laoghaire-Rathdown County Council in relation to this matter.
4. Full and complete drawings, including levels and cross sections showing the connections and continuity between the proposed development and existing Rockbrook development to the west.
5. Appropriately scaled landscape drawings that clearly detail the relationship between wind impact mitigation measures proposed and the design of the public realm at ground level.
6. School demand analysis and the likely demand for school places resulting from the proposed development.
7. Full and complete analysis and drawings that detail the impact of the proposed development on the residential amenity of existing and future residents in relation to daylighting, overshadowing and overlooking. Specific attention should be paid to proposed accommodation and interactions with existing development on the adjacent site to the west.
8. A phasing plan for the proposed development.

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 Aviation Authority
2. Transport Infrastructure Ireland
3. Córas Iompair Éireann
4. Commission for Railway Regulation
4. National Transport Authority

5. Irish Water

6. Health Service Executive

Rachel Kenny
Director of Planning
October, 2017