



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-300144-17

**Proposed Development:** Demolition of buildings and construction of 115 no. dwellings (26 no. houses and 89 no. apartments/ duplexes), ESB sub-station, upgrading of roads and associated site works.  
**Former Doyles Nurseries and Garden Centre and Benoni, Brennanstown Road, Cabinteely, Co. Dublin.**

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. Design Manual for Urban Roads and Streets**

Further consideration of documents as they relate to the layout and configuration of the proposed amendments to Brennanstown Road and new site entrance, with specific reference to Chapter 4 Street Design of the Design Manual for Urban Roads and Streets. Brennanstown Road lacks a number of pedestrian facilities such as footpaths and crossing points; the applicant

should provide an analysis of future pedestrian demand, take a balanced approach and examine all appropriate junction design alternatives in consultation with the planning authority and provide a rationale for the optimum design solution for the entrance to the site. In addition, design proposals should take account of any reconfigured entrance to the existing garden centre. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

## **2. Surface Water Management**

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 22nd November, 2017 and contained in Appendix A (page 30) of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Additional photomontage images and a series of drawings, specifically cross sections at appropriate intervals to illustrate the topography of the site, showing proposed and existing dwellings and interactions with landscape elements. Attention should be drawn to the impact of the existing nursery retaining wall. Drawings should be appropriately scaled and rendered in colour. Site sections should be clearly labelled and located on a layout 'key' plan.
2. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
3. An appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically

addresses any matter that maybe considered to materially contravene the said plan.

4. A parking layout that details the most appropriate location for disabled car parking spaces and convenient locations and facilities for bicycle parking.
5. A full and complete drawing that details all boundary treatments, including proposals for Doyles Nursery and Garden Centre.
6. Supporting design rationale should be given to improving residential amenity for future occupants by demonstrating the maximisation of sunlight to apartments and addressing issues to do with daylighting and overshadowing. Specific attention should be paid to proposed accommodation at ground and lower ground levels in blocks E1, E2, E3, E4 and D in terms of floor to ceiling heights, overhanging elements and distance to the basement car park wall.
7. A phasing plan for the proposed development.
8. A site layout that details areas to be taken in charge by the local authority.
9. Given the proposed amendments to Brennanstown Road, the applicant should provide an assessment of the impact on the boundary walls of Cabinteely House (Record of Protected Structures reference number 1683) and any other designated Protected Structures in the vicinity.

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:

- National Transport Authority
- Inland Fisheries Ireland (regarding works over, along and adjacent to a river)
- Minister for Culture, Heritage and the Gaeltacht (works that may detract from a protected structure)
- Heritage Council (works that may detract from a protected structure)
- An Taisce — the National Trust for Ireland (works that may detract from a protected structure)

- Irish Water
- Dun Laoghaire Rathdown County 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 An Bord Pleanála, 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  
December, 2017