



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300197-17

Proposed Development: 138 no. residential units (100 no. apartments and 38 no. houses), internal roads, pedestrian and cycle paths and all associated site and infrastructural works.

Brennanstown Road, Carrickmines, 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 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.

Traffic and Transportation

1. Further justification and rationale for the proposed development and proposed works to Brennanstown Road given the policies and objectives relating to traffic management and development along Brennanstown Road as contained within the Dun Laoghaire Rathdown Development Plan 2016-2022.

2. Further consideration of documents as they relate to the layout and configuration of the proposed amendments to Brennanstown Road and the proposed site entrance with specific reference to the Design Manual for Urban Roads and Streets. 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. This should include appropriate traffic modelling and the objective of reducing through traffic along Brennanstown Road. Proposals for the improvement of pedestrian facilities in the vicinity of Carrickmines Wood should also be considered. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Surface Water Management

3. 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 23rd November 2017 and contained in Appendix A 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 showing the proposed development and the relationship with existing dwellings adjacent the site. Drawings should be appropriately scaled. Site sections should be clearly labelled and located on a layout 'key' plan.
2. Cross sections should also be provided of all attenuation areas proposed and the area in the vicinity of the drain to the southeast of the site in the context of surface water management on the site.

3. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development and details of the proposed communal facility.
4. 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.
5. A detailed analysis of car parking demand and provision on the site particularly in the context of the proximity of the site to the LUAS and Dublin Bus services.
6. A full tree survey of the site should be submitted detailing and quantifying trees proposed to be retained and removed.
7. An ecological impact assessment should be included which should address bats.
8. A full and complete drawing that details all boundary treatments.
9. A phasing plan for the proposed development.
10. A site layout that details areas to be taken in charge by the local authority.

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
- Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage)
- Heritage Council (archaeology and architectural heritage)
- An Taisce — the National Trust for Ireland (archaeology and architectural heritage)
- 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.

Tom Rabbette
Assistant Director of Planning
January, 2018