



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300220-17

Proposed Development: Demolition of 4 dwellings, construction of 102 no. dwellings (68 no. apartments, 13 no. courtyard units and 21 no. houses). Replacement of 3 vehicular accesses and associated site works. Site comprising of Kylemore, Woodlawn, Rockwinds, Smallacre, Church Road and No. 66 Watson Drive, Killiney, 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.

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 27th 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 detailed cross sections at appropriate intervals showing the proposed development and the relationship with existing dwellings adjoining the site and in particular the interface between the proposed courtyard units and the existing properties on Watson Road. Drawings should be appropriately scaled. Site sections and contiguous elevations should be clearly detailed and labelled and located on a layout 'key' plan.
2. A detailed demolition and construction plan for No. 66 Watson Drive including treatment of proposed new gable end and the pedestrian/cycleway proposed.
3. An archaeological impact assessment should be submitted having regard to the comments of the Department of Culture, Heritage and the Gaeltacht to the Board dated 14 December 2017.
4. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
5. A detailed tree survey should indicate the quantum of trees proposed for removal and the planting proposed should be outlined in detailed with the diversity of species to be addressed.
6. Details of bat surveys undertaken and a lighting plan appropriate to recommendations of same.
7. A full and complete drawing that details all boundary treatments.
8. A phasing plan for the proposed development.
9. 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:

1. National Transport Authority
2. Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage)
3. Heritage Council (archaeology and architectural heritage)
4. An Taisce — the National Trust for Ireland (archaeology and architectural heritage)
5. Irish Water
6. Dún Laoghaire Rathdown County Childcare Committee

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