



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301097-18

Proposed Development: Demolition of the non-original fabric of Chesterfield House (a protected structure) and derelict sheds. Construction of 217 no. houses, residents amenity facility and all associated works. Chesterfield, Cross Avenue, Blackrock, 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 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. 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, if applicable.
2. Additional drainage details for the site having regard to the requirements of the Drainage Division as indicated in their report dated 22/03/18 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 associated 'Technical Appendices'). Additional details showing groundwater conditions including any underground streams in the vicinity should also be included.

3. Cross-sections at appropriate intervals, photomontages, a 3D model and any other information deemed relevant, illustrating topography of the site and showing proposal relative to existing development in the vicinity.
4. Contour/site level map accurately and legibly showing levels across the site.
5. Irrespective of what strategy is adopted in relation to the protected structure in Chesterfield House (having regard to inter alia, the Conservation Report contained within Appendix A of the planning authority's Opinion), the application should contain an architectural heritage protection rationale/justification for the chosen strategy. In the event that the prospective applicant maintains the proposal to demolish the non-original fabric of Chesterfield House, the application should also contain a detailed methodology for the protection measures proposed for the original fabric in the drawing room during the course of the proposed works.
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, overlooking and overshadowing. Specific attention should be paid to ground floor units in Blocks 7 and 8.
7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority
8. Additional details in relation to Part V having regard to the requirements of the Housing Department as indicated in their report dated 20/03/18 and contained in Appendix A of the Planning Authority's Opinion.
9. A site plan allowing for connectivity with adjoining lands, which includes for footpaths continuing up to the relevant boundaries.
10. Childcare demand analysis and likely demand for childcare places resulting from 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 Water
2. Department of Culture, Heritage and the Gaeltacht
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce-the National Trust for Ireland
6. Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Dun Laoghaire Rathdown County Childcare Committee

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