



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-302409-18**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development:**

**279 no. residential units (118 no. houses and 161 no. apartments/duplexes), a new neighbourhood centre providing 3 no. retail units, medical centre, creche and all associated site services and infrastructure works.**

**Former Wayside Celtic Football Club Sports Grounds and adjoining lands, Enniskerry Road and Glenamuck Road, Kilternan, 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. Phasing, Density and Quantum of Development with Regard to the Kiltiernan Glenamuck Local Area Plan 2013-2021 and the Permitted Part VIII Works**

Rationale for the proposed housing mix, quantum of development and residential density with regard to the provisions of the Kiltiernan Glenamuck Local Area Plan 2013-2021, along with detailed phasing proposals, to include the provision of the permitted Part VIII works at the Glenamuck Road / Enniskerry Road junction and the development of 'NC' zoned lands on the Enniskerry Road, also the provision of the 'Dingle Way' greenway link between the Enniskerry Road and the indicative route for the Glenamuck Link Distributor Road. The rationale is to have regard to the 13 phasing criteria set out in the LAP.

**2. Design and Layout of Residential Development**

Further consideration/justification of the documents as they relate to the design and layout of residential development, in particular:

- (i) the apartment blocks and duplex units and their relationship with Rockville House and the adjoining development to the east, and
- (ii) the proposed residential units at the neighbourhood centre and their interaction with same. The applicant should consider both issues with regard to the provisions of the Kiltiernan Neighbourhood Framework Plan. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

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. Rationale for the design and layout of the proposed Neighbourhood Centre and the Enniskerry Road frontage of the development, with regard to the provisions of the Kiltiernan Neighbourhood Framework Plan, to include a breakdown of the proposed land uses within the Neighbourhood Centre and a community facility as provided for under the Kiltiernan Glenamuck LAP.
2. Detailed surface water drainage proposals to include:
  - (i) stringent SUDS measures in advance of the development of the Regional Surface Water Attenuation Ponds as provided for under the Kiltiernan Glenamuck Local Area Plan 2013-2021;
  - (ii) a Stormwater Impact Assessment;
  - (iii) outline proposals that demonstrate that the surface water drainage system for the site can be adapted for adjacent future additional development lands in the applicant's ownership;
  - (iv) legal agreement regarding the surface water outfall through land outside the site boundary;
  - (v) rationale for the locations of swales.
3. Landscape and Visual Impact Assessment with photomontages and 3D modelling, to include consideration of impacts on the protected structure Rockville House.
4. Detailed cross sections, including:
  - (i) proposed vehicular access from the Glenamuck Road;
  - (ii) interaction with the grounds of Rockville House and the lands being developed under ref. D17A/0793 and permitted under D18A/0566;

- (iii) relationship with the indicative route of the Glenamuck Link Distributor Road and
- (iv) cross sections of the Enniskerry Road frontage to include the Neighbourhood Centre.

All cross sections to indicate proposed ground levels, roads, public open spaces and building heights.

5. Landscaping proposals to include:

- (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site;
- (ii) particular consideration of trees at the boundary with Rockville House;
- (iii) proposed landscaping at the Dingle Way and as per the LAP objective to provide trees at the indicative route of the Glenamuck Link Distributor Road;
- (iv) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces at the Neighbourhood Centre with regard to the provisions of the Kiltiernan Neighbourhood Framework Plan.

6. Assessment of the capacity of schools in the area.

7. Details of car and cycle parking provision, to include areas designated for parking or drop off purposes associated with the Neighbourhood Centre and childcare facility.

8. Letter of Consent to carry out the permitted Part VIII works on the landholding on the northern side of the Glenamuck Road.

9. Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the Department of Culture, Heritage and the Gaeltacht which is attached.

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:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Department of Culture, Heritage and the Gaeltacht
- An Taisce-the National Trust for Ireland
- The Heritage Council
- Fáilte Ireland
- An Chomhairle Ealaíon
- Dun Laoghaire Rathdown County Council 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 the Board, 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 2018 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

22<sup>nd</sup> October 2018