



An
Bord
Pleanála

**Case Reference:
ABP-302801-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 203 no. residential units (30 no. houses, 173 no. apartments), creche, local shop, social/amenity facility and associated site works.

Glenamuck Road South, Kiltiernan, 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.

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 quantum of development with regard to the provisions of the Kiltiernan Glenamuck Local Area Plan 2013-2021, along with detailed phasing

proposals with regard to the provision of the permitted Part VIII works at the Glenamuck Road / Enniskerry Road junction. 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 height of the proposed apartment blocks with regard to their visual impact on the Glenamuck district roads scheme and their relationship with adjoining sites and the adjoining public open space and (ii) the layout of the apartment blocks, crèche and commercial unit at the Glenamuck Road frontage of the site. 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.

3. Glenamuck Road Frontage and Access

Further consideration/justification of the documents as they relate to the Glenamuck Road frontage and access to the scheme, in particular (i) compatibility with the Glenamuck Link Distributor Road layout and the Enniskerry Road / Glenamuck Road Part VIII Scheme (ii) the provision of pedestrian and cycle facilities on the Glenamuck Road and (iii) the retention of trees at the Glenamuck Road frontage of the site. 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.

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. Rationale for the proposed quantum, density and height of development with regard to the phasing provisions of the Kiltiernan Glenamuck Local Area Plan 2013-2021; the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. Landscape and Visual Impact Assessment with photomontages and 3D modelling, to include consideration of impacts on the Glenamuck District Distributor Road Scheme, Shaldon Grange protected structure and the wider area.
3. 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 Glenamuck Road frontage of the site; (iii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces and (iv) to provide for connection to the greenroute in the adjoining lands to the west as per the Kiltiernan Neighbourhood Framework Plan.
4. Rationale for proposed parking provision with regard to the parking standards set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas

designated for parking or drop off purposes associated with the commercial unit and childcare facility.

5. Detailed surface water drainage proposals to include (i) SUDS measures; (ii) applicant to demonstrate that they can achieve a level of treatment equivalent to the regional attenuation ponds provided for in the Glanamuck Distributor Road Scheme prior to discharge; (iii) a Stormwater Impact Assessment; (iv) 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; (v) legal agreement regarding the surface water outfall through land outside the site boundary; (vi) rationale for the locations of swales.

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

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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht
5. An Taisce-the National Trust for Ireland
6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. 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 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
December, 2018