



An
Bord
Pleanála

Opinion

Case Reference:

ABP-303099-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development:

Demolition of 2 no. habitable dwellings, construction of 181 no. residential units, creche and associated site works.

Glenamuck road, Enniskerry Road, 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. Storm Water Proposals

Further consideration and/or justification of the documents as they relate to the storm water management proposals and the supporting information regarding method of calculations with regard to discharge and attenuation rates.

Consideration should be given to any potential impact of surface water management on adjoining lands particularly where differences in levels may

arise. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

2. Connectivity and Permeability

Further consideration and/or justification of the documents as they relate to the provision of vehicular, cycle and pedestrian connections and permeability through the site to contiguous residential lands particularly to the north and east of the development site. Details of existing and proposed levels through adjoining lands including cross-section should be provided. Further consideration should also be given to the provision of a connection to the rear of the Golden Ball cottages as indicated under section 2.2.2 of the Kiltiernan Local Area Plan. Documentation giving an account of consultation and agreement with adjoining landowners and the planning authority regarding proposed connections should be submitted where possible. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

3. Masterplan and phasing

Further consideration and/or justification of the documents as they relate to the overall development of the lands identified in the land parcel '6b' in the Kiltiernan Local Area Plan. In this regard, it would be beneficial if an overall masterplan for the lands in question could be submitted which has been agreed with adjoining landowners in the interests of providing for a comprehensive urban development strategy which is cognisant of the adjoining third party lands and provides a local planning framework to deal with inter alia, movement, public realm, design and surface water managements proposals. Further consideration of this issue may require an amendment to the documents and/or design proposal 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:

- a) A clear statement as to how the proposed net density is being calculated and a rationale for the exclusion of lands in accordance with the provisions of Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Town and Villages)
- b) A 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 should have regard to the 13 phasing criteria set out in Section 10.6 of the LAP.
- c) Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
- d) Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous lands.
- e) Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties. Full details of any changes in levels proposed should be provided.
- f) A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
- g) A construction and demolition waste management plan.

- h) A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
- i) A site layout plan indicating all areas to be taken in charge.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. 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
5th February 2019