



An
Bord
Pleanála

**Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion**

Case Reference: ABP-303130-18

Proposed Development: Demolition of existing buildings, construction of 132 no. residential units (19 no. houses and 113 no. apartments) and associated site works.

Our Lady's Grove, Goatstown Road, Goatstown, Dublin 14.

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.

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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, objective 'SIC 8' pertaining to schools, and the 'INST' symbol and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion. The prospective applicant is advised to liaise with the Department of Education and Skills with regard to the potential and/or suitability of the development lands for future educational

purposes and the existing remaining lands in the vicinity of the schools and their potential to accommodate any future expansion.

2. Additional documentation including site investigations report relating to surface water management pertaining to the site including details as to how discharge rates and attenuation volumes were calculated and justification why Soil Type 2 was chosen. The prospective applicant is advised to have regard to comments from the Drainage section as set out in the Planning Authority's opinion and provide an appropriate response to matters raised.
3. 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.
4. Full and complete drawings, including levels and cross sections showing how the development will interface with adjoining residential lands particularly to the west.
5. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
6. Justification for the proposed location of the entrance to the basement car park. Consideration should be given to the re-location of this entrance closer to the roundabout serving the development site in the interests of future residential amenity.
7. A construction and demolition waste management plan.
8. 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.
9. A site layout plan indicating all areas to be taken in charge.
10. Relevant consents to carry out works and/or facilitate connections to water networks on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

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 Education and Skills
3. Transport Infrastructure Ireland
4. Dun Laoghaire Rathdown County Childcare Committee

Tom Rabbette
Assistant Director of Planning
January, 2019