



An
Bord
Pleanála

Opinion

Case Reference:

ABP-303131-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development:

130 residential units (55 no. houses and 75 no. apartments) and associated site works. Lands at Shaldon Grange (Shaldon Grange is an adjoining Protected Structure), 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. Further consideration of the documentation relating to the co-ordination of the proposed development with the development of the adjoining lands in accordance with the provisions of the Kiltiernan Local Area Plan. The submitted documentation should demonstrate that proper connections for movements by pedestrians, cyclists and vehicles would be provided between the proposed development and future development on other lands between the Enniskerry

Road, the Glenamuck Road and the planned district and link distributor roads and should specify the type, location and levels of the proposed connections. The documentation should include a plan showing that area of the proposed development that would be taken in charge by the planning authority that would include links to adjoining lands extending to the site's boundaries without any intervening strips. The submitted documentation should give an account of consultations on the matter with other landowners and the planning authority with a view to ensuring that such connections are consistently shown on the documentation submitted with any relevant applications. In this regard, it would be beneficial if an overall masterplan for the lands in question could be submitted that 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.

2. Further consideration of the documentation relating to the phasing of the proposed development in relation to the scheme set out in section 10 of the Kiltiernan LAP, including the 13 criteria for interim development in section 10.6, that would justify proceeding with the development at the proposed time.
3. Further consideration of the documentation relating to the relationship of the proposed development to the Enniskerry Road. The documentation should demonstrate that the proposed development would provide appropriate frontage onto that road after its form and function have changed after the planned distributor roads have been completed from a regional road in a rural area to a street within the village core of Kiltiernan in accordance with the provisions of the local area plan.
4. Further consideration of the documentation relating to the relationship of the planned Glenamuck District Distributor Road and the proposed development, in particular the proposed apartment buildings on the northern part of the site. The submitted documentation should demonstrate that the proposed development would not be premature pending the final design of the distributor road, while ensuring that the proposed development provides suitable frontage onto that road, contains an adequate mix of housing types, achieves a sufficient

density of development for an outer suburban greenfield site under section 5.11 of the Guidelines for Planning Authorities on Sustainable Urban Residential Development, 2009, and provides an appropriate level of amenity for the residents of dwellings in the vicinity of the planned road.

5. Further consideration of the documentation relating to the design of the proposed apartment buildings in the north of the site. The submitted documentation should provide a high standard of urban and architectural design using materials and finishes that do not entail excessive maintenance costs over the long term. The documentation should include a Building Life Cycle Report as required by section 6.13 of the Guidelines on the Design Standards for New Apartments issued in 2018.

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 housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
- b) A report demonstrating compliance with the applicable standards set out in DMURS.
- c) A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner.
- d) A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.

- e) Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting including an arboricultural impact assessment.
- f) A draft construction management plan
- g) A draft waste management plan.

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:

- National Transport Authority
- Irish Water
- Transport Infrastructure Ireland
- The Minister for Culture, Heritage and the Gaeltacht,
- The Heritage Council
- An Taisce — the National Trust for Ireland
- Failte Ireland
- Dun Laoghaire Rathdown County 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