



An
Bord
Pleanála

**Case Reference:
ABP-303691-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303691-19

**Proposed Development: Demolition of former Green Acres Convent,
construction of 255 no. apartments and associated site works.
Greenacres, Longacre and Drumahill House, Upper Kilmacud Road, Dundrum,
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 life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report should specifically address proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details.

Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development.

2. A report detailing the extent of car parking proposed, having regard to the location of the site and its proximity to public transport services.
3. Traffic Impact Assessment
4. A report identifying the demand for school places likely to be generated by the proposal shall be submitted in accordance with section 4.4 of the Sustainable Urban Housing: Design Standards for New Apartments (2018)
5. Additional drainage details having regard to the report of the Drainage Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 25th February 2019, together with report of Irish Water to An Bord Pleanála dated 06th March 2019
6. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development.
7. Daylight and Sunlight Analysis
8. Archaeological Impact Assessment
9. Waste Management Plan
10. Schedule of accommodation
11. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed. A Tree Survey should also be submitted which clearly outlines which trees are proposed for removal, together with tree and root protection measures proposed for those trees to be retained. The applicant should also submit a report which details the rationale for the removal of the granite wall along the boundary with Holywell.

Additional cross sections, CGIs and visualisations should be included in this regard.

12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority

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. National Transport Authority
3. Transport Infrastructure Ireland
4. Coras Iompair Eireann
5. Commission for Railway Regulation
6. Dun Laoghaire Rathdown Childcare Committee

Tom Rabbette
Director of Planning/Assistant Director of Planning
April, 2018