



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 303962-19

Proposed Development: 210 no. apartments, childcare facility and associated site works.

Churchview Road and Church Road, Killiney, Co. Dublin.

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. Notwithstanding that the documentation submitted would constitute a reasonable basis for an application, a rationale for proposed building height with regard to the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Urban Developments and Building Height Guidelines for Planning Authorities 2018.
2. Photomontages, contextual elevations, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area and adjacent residential properties.

3. Cross sections to indicate levels of adjacent public roads and residential properties, access roads and open spaces within the proposed development and the basement / undercroft car park.
4. Contour / site level map accurately and legibly showing levels across the site.
5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, to include consideration of the frontages of the scheme to Church Road, also the partial retention of the townland boundary at the site. Additional cross sections, CGIs and visualisations should be included in this regard.
6. Rationale for proposed play area provision with regard to relevant development plan policy.
7. Tree Survey, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site.
8. A site plan allowing for connectivity with adjoining lands, which includes for footpaths continuing up to the relevant boundaries.
9. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas.
10. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority
11. Details of proposed works to the public realm at the Churchview Road / Fairhaven access and at the pedestrian connections to Church Road, to include consent from relevant landowners where necessary.
12. Car parking quantum, rationale and details of parking management. Details of cycle parking provision at basement / undercroft and surface levels. Details of cycle access to basement / undercroft car park.

13. 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 9th April 2019.
14. An Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the National Monuments Service which is attached.
15. Childcare demand analysis and likely demand for childcare places resulting from 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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Dun Laoghaire Rathdown County Council Childcare Committee

Assistant Director of Planning
,2019