



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304387-19

**Proposed Development: 278 no. residential units and associated site works.
Parkside Boulevard, Balgriffin Park Lands, Dublin 17.**

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. Details pertaining to the proposed riverside walkway and riparian buffer to be maintained including clarity as to the alignment of the river vis-à-vis the development site, extent of works including any landscaping proposals within the jurisdiction of Dublin City Council and Fingal County Council. Details should also indicate how the alignment of the walkway will link with the existing river walkway located to the rear of permitted apartment developments along Marrsfield Avenue. Location of proposed crossing points over the river should be clearly indicated with full extent of works detailed and the relevant planning authority's jurisdiction in respect of such works.

2. Information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted).
3. An Appropriate Assessment screening report and Natura Impact Statement if considered necessary which should consider inter alia the issue of surface water run-off and in combination effects of relevant Natura 2000 sites.
4. Boundary treatment to the proposed site including any proposals for the riverside walkway.
5. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous lands/developments. In this regard details to address the comments set out in the planning authority's Opinion pertaining to elevational treatments including use of external finishes should be addressed.
6. A sunlight/daylight analysis for the proposed development.
7. A site layout plan which clearly identifies the full extent of areas to be taken in charge.
8. A Building Life Cycle Report as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities, 2018.
9. Details to address matters raised in the Transportation Planning Division's Report dated 23rd May 2019
10. Details to address matters raised in the Drainage Division's report dated 27th May 2019
11. Details of any measures required to prevent interference with aviation.

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. Fingal County Council
2. Irish Water
3. Inland Fisheries
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Irish Aviation Authority
7. Dublin Airport Authority

Director of Planning
,2019