



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304560-19

Proposed Development: 234 no. residential units in a mix of apartments and duplexes.

Former Doyle's Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, 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. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development. CGIs/visualisations should be provided showing the 'winter' (no leaf) scenario.
2. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular

regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.

3. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
4. Additional documentation relating to flood risk 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 June 2019) and having regard to the supplementary report of the Drainage Division of the planning authority dated 27th June 2019. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices').
5. Additional details in relation to surface water proposals 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 June 2019.
6. Additional landscaping details having regard to the report of the Parks Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 25th June 2019.
7. 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. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the proposed development shall be included.
8. Daylight, Sunlight and Shadow Analysis.
9. Schedule of accommodation.
10. 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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Inland Fisheries Ireland
8. Dun Laoghaire Rathdown County Childcare Committee

Assistant Director of Planning
,2019