



An
Bord
Pleanála

**Case Reference:
ABP-304820-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 257 no. residential units (126 no. houses, 131 no. apartments), creche and all associated site works.

Former Wayside Celtic Football Club Sports Grounds and Adjoining Lands, Enniskerry and Glenamuck Road, Kiltarnan, 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 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. Density

Further consideration of documents as they relate to density and compliance with the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in the context of the definition of net density as set out in Appendix A of the Guidelines. Particular regard should be

had to the need to develop the site at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage having regard to the character and location of this site on zoned serviced land in the metropolitan area of the GDA, its proximity to existing and proposed social and community services and the fact that it is located on a planned transport corridor. Detail should also be provided regarding the overall density to be achieved on the land holding as a whole. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Permeability and Connections

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 both in the control of the applicant and other parties 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, permeability and public realm. The further consideration of this issue may require an amendment to the documents

and/or design proposals submitted relating to density and layout of the proposed development.

3. Architectural Approach and Overall Layout

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The disposition of the duplex units fronting the internal access road connecting the Enniskerry Road to the GLDR to ensure a more coherent streetscape with improved passive surveillance.
- The proposed housing mix having regard to the high percentage of 3 and 4 bed units.
- The treatment of corner units and the need to provide more appropriate double fronted house types in order to improve the public realm and passive surveillance.
- The scale and location of the proposed community centre.
- Landscape strategy and in particular treatment of village square and extent of surface car parking. The provision of adequate children's play throughout the development. Design and functionality of the plaza to the rear of the neighbourhood centre.
- Interface of the development with the Enniskerry Road and the need to ensure sufficient separation is provided between the houses and the public road and that the building line is sufficiently set back to allow for future road improvement works.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

4. Phasing

Detailed phasing proposals, to include the consideration of the delivery of the link road northwards to the Glenamuck Road within the first phase of development. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed 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. Rationale for the design and layout of the proposed Neighbourhood Centre and the Enniskerry Road frontage of the development, with regard to the provisions of the Kiltiernan Neighbourhood Framework Plan, to include a breakdown of the proposed land uses within the Neighbourhood Centre and the community facility as provided for under the Kiltiernan Glenamuck LAP. Clear rationale should be set out regarding the nature, scale, function and management of community facility. Detail should also be provided regarding future phases of commercial development and potential quantum of commercial development proposed in the context of the LAP objectives. Design options to be submitted indicating how residential units adjacent to village square are designed to facilitate future adaptability and conversion to commercial use.
2. Detailed surface water drainage proposals to include (i) stringent SUDS measures in advance of the development of the Regional Surface Water Attenuation Ponds as provided for under the Kiltiernan Glenamuck Local Area Plan 2013-2021; (ii) a Stormwater Impact Assessment; (iii) outline proposals that demonstrate that the surface water drainage system for the site can be

adapted for adjacent future additional development lands in the applicant's ownership; (iv) legal agreement regarding the surface water outfall through land outside the site boundary; (v) rationale for the locations of swales.

3. Landscape and Visual Impact Assessment with photomontages and 3D modelling.
4. Detailed cross sections, including (i) relationship with the indicative route of the Glenamuck Link Distributor Road and (iv) cross sections of the Enniskerry Road frontage to include the Neighbourhood Centre. All cross sections to indicate proposed ground levels, roads, public open spaces and building heights. Cross sections of future permeability routes should also be submitted to show that these connections will work physically on the ground and that they are designed appropriately in accordance with universal access and desire lines through the site. Where connections are proposed these should be provided to the boundaries of the site.
5. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) particular consideration of trees at the boundary with Rockville House; (iii) proposed landscaping at the Dingle Way and as per the LAP objective to provide trees at the indicative route of the Glenamuck Link Distributor Road; (iv) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces at the Neighbourhood Centre with regard to the provisions of the Kiltiernan Neighbourhood Framework Plan; (v) clear strategy for the provision of appropriate children's play throughout the development, including the village green.
6. Assessment of the residual capacity of schools in the area.

7. Details of car and cycle parking provision, to include areas designated for parking or drop off purposes associated with the Neighbourhood Centre and childcare facility. Service and delivery arrangements for the Neighbourhood Centre.
8. Archaeological Impact Assessment.
9. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development. Clarity to be provided regarding how the development complies with Policy BF04 of the Kiltiernan LAP which seeks to incorporate granite and granite features into the design of residential and commercial buildings.
10. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
11. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018. This should include details of the orientation of single aspect units.
12. Traffic Impact Assessment to include a full assessment of the entire masterplan area including links to the Enniskerry Road, the link to the Glenamuck Road and the link to the Glenamuck Link Distributor Road. Clarity to be provided regarding future vehicular junction with the GLDR and the integration of the Dingle Way with the GLDR.

13. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.

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. Department of Culture, Heritage and the Gaeltacht
5. An Taisce-the National Trust for Ireland
6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Dun Laoghaire Rathdown County Council 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.

Rachel Kenny
Director of Planning
,2019