



An
Bord
Pleanála

Case Reference:

ABP-305232-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 611 no. apartments, 3 no. town houses, 2 no. cafes, 1 childcare facility, demolition of 1 no. existing sports & social club, change of use of Mount Errol from existing office use to private residents member's club & gym and associated site works.

Former RTE Lands at RTE Campus Montrose, Stillorgan Road and Ailesbury Close, Donnybrook, Dublin 4.

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 proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the extent

of car parking proposed is appropriate having regard to the strategic location of the site in close proximity to public transport connections including a QBC and a proposed Bus Connects Route.

2. A report which specifically addresses the proximity of the subject site to the emerging preferred route No. 13 of the Bus Connects Bray to City Centre Core Bus Corridor demonstrating that the proposed development will not impact on this route or future land acquisition required to facilitate same. The applicant is advised to discuss this matter with the NTA.
3. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. 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 report should also demonstrate that the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed height and design strategy having regard to inter alia, National and Local planning policy, the sites context and locational attributes.
4. Landscaping proposals including and overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian entrances and boundary treatments. Detail to be provided regarding the design and management of proposed green wall systems.
5. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.

6. Visual Impact Assessment and Photomontages/CGI's to include additional views from the Stillorgan Road and where feasible, from the north from the rear gardens of existing residential dwellings located along Ailesbury Road, Seaview Terrace and Nutley Road.
7. Preliminary Construction Management Plan.
8. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and of adjoining development and should incorporate a comprehensive daylight and sunlight analysis addressing proposed units and open spaces. It should be demonstrated that all units have a satisfactory level of private amenity space and that all apartments primary balcony/terrace is accessible from the principal living, dining kitchen area.
9. 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 and in particular SPPR 6.
10. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).
11. A Phasing Plan.

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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht

4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Dublin City 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.

Tom Rabbette
Assistant Director of Planning
October, 2019