



An  
Bord  
Pleanála

**Case Reference:  
ABP-305255-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016  
Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 101 no. apartments and all associated site works.  
Land within the grounds of Castle Park School, Castle Park Road, Dalkey, 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. The clear identification on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect having regard to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

2. A Construction Environmental Management Plan (CEMP) that addresses, inter alia, tree protection during construction phase and an Arborist Assessment required clearly indicating:
  - monitoring of tree protection and mitigation measures;
  - adherence to tree protection measures;
  - supervision of works;
  - post construction assessment and measures to promote / assess regular health and condition of trees.
  
3. In the event that a childcare facility is not proposed at application stage a statement of rationale for its omission, by way of, assessment and report on demographic profile of the area, including analysis of childcare capacity / services in the immediate area.
  
4. A Shadow Impact Assessment of the development on the wider area.
  
5. Clarification at application stage regarding connection to water and drainage infrastructure having regard to issues raised in the Irish Water submission dated 29<sup>th</sup> May 2019.
  
6. A response to matters raised within the PA Opinion and Appended County Council Department comments submitted to ABP on the 16<sup>th</sup> September 2019.
  
7. A map indicating walking distances to the nearest Dart Stations in the area.
  
8. Public lighting strategy and plan for the site that addresses, inter alia, ecological protection and health and safety for residents.

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. Department of Culture Heritage and the Gaeltacht
3. An Taisce
4. Heritage Council
5. An Chomhairle Ealaíonn
6. Fáilte Ireland
7. Dun Laoghaire Rathdown County 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.

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Tom Rabbette  
Assistant Director of Planning  
October ,2019