



An
Bord
Pleanála

**Case Reference:
ABP-305677-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of 3 no. existing houses and the construction of 197 no. residential units (148 no. houses and 49 no. apartments), creche and associated site works.

Lands located to the east of Stoney Hill Road, Rathcoole, 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.

Principle of Development of RES-N Zoned Lands

Further consideration / justification of the documents as they relate to the requirement for development at RES-N zoned lands to be 'in accordance with approved area plans' and in the context of the Draft Masterplan prepared by South Dublin County Council for the RES-N zoned lands to the east of the development

site, as presented to Council on 14th October 2019, or any future Masterplan prepared by South Dublin County Council for the RES-N zoned lands at this location. This consideration should have particular regard to the following matters:

- The alignment, layout and function of the spine road running through the site from the vehicular access on Stoney Hill Road and connecting to the lands to the east, with regard to (i) the indicative roads layout to the east of the site; (ii) the projected through traffic volumes likely to be generated by the development of the remainder of the RES-N zoned lands, including the school site and (iii) compliance with DMURS.
- The provision of vehicular, pedestrian and cycle connections between the proposed development and future development to the east and the avoidance of any 'ransom strips'.
- The retention of existing trees and hedgerows along the eastern site boundary where possible.
- The need for a coherent and functional hierarchy of open spaces within the proposed development and the relationship of same with the public open spaces to be provided on the lands to the east. To include consideration of the relationship of the linear park along the southern site boundary with any continuation to the east of the development site.
- Provision of site services for both the development site and the lands to the east.
- Phasing of development with regard to traffic impacts and site services.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area

over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

- Cross sections and details of proposed levels in relation to Rathcoole Park and the existing residential properties to be retained at Stoney Hill Lane, with regard to potential impacts on residential and visual amenities.
- Further consideration of the design and layout of the apartment block and associated communal parking area, open space and pedestrian connections, to include consideration of sunlight and daylight levels within habitable rooms at the lower levels, also the provision of high quality elevational treatments and external finish which have due regard to the visual prominence of this part of the site on Stoney Hill Road.
- Reconsideration of the overall public open space provision to ensure a hierarchy of open spaces that serve a variety of functions including children's play and a kickabout area, also detailed landscaping proposals and the incorporation of existing trees, hedgerows and any other natural features present to achieve a high quality of public realm with active frontages and a good degree of passive surveillance. To include detailed cross sections of the proposed public open spaces and adjacent residential units.
- The provision of safe and accessible pedestrian and cycle connections throughout the development with particular regard for connections to Stoney Hill Road, to Rathcoole Park, to the linear park at the southern end of the site and between public open spaces within the development.

The further consideration of these issues 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. Housing Quality Assessment to include details of compliance with the Design Standards for New Apartments Guidelines for Planning Authorities.
2. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures, to include retaining walls (if any) and the levels of private and public open spaces.
3. Shadow Analysis to consider potential impacts on residential amenities and public open spaces, to include analysis of the crèche.
4. Rationale for proposed childcare provision, to include the quantum of childcare places to be provided in the proposed crèche and the projected requirement for childcare places for both the proposed development and the existing Peyton estate, with regard to the Childcare Facilities Guidelines for Planning Authorities 2001 and the Design Standards for New Apartments Guidelines for Planning Authorities, also the existing availability of childcare services in the area.
5. Details of proposed phasing, to include a timescale for the delivery of the crèche.
6. Photomontages and visual impact analysis and landscaping proposals to include views from the wider area and potential impacts on the visual and residential amenities of adjacent residential properties.
7. Traffic and Transport Impact Assessment, to include consideration of potential cumulative impacts including the development of RES-N zoned lands to the east of the site. Rationale for proposed parking provision with regard to national and

local planning policy, to include parking management for the apartment block.
Statement of compliance with DMURS. Autotrack analysis of the proposed roads layout.

8. Landscape design rationale and comprehensive landscaping proposals to include retention of existing trees and hedgerows as possible and details of any integrated SUDS measures, to be accompanied by an Arboricultural Impact Assessment to indicate exact extent of any trees / hedgerows to be removed.
9. Site layout indicating areas to be Taken in Charge
10. Ecological Impact Assessment to consider biodiversity impacts of the proposed removal of trees and hedgerows, also any proposed mitigation measures. To include a Bat Impact Assessment that is based on an up to date bat survey and includes consideration of the presence of potential bat roosts in existing buildings at the site.
11. Appropriate Assessment Screening to consider all designed sites within a 15 km radius.
12. Archaeological Assessment as per the submission of the Department of Culture, Heritage and the Gaeltacht to An Bord Pleanála, dated 10th December 2019.
13. Comprehensive Site Specific Flood Risk Assessment, to include consideration of any changes in ground levels adjacent to the Crookshane River and any possible downstream impacts of same, i.e. if there is any displacement of the floodplain.

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. Inland Fisheries Ireland
10. Relevant 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
,2019