



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-305702-19

Proposed Development: The demolition of buildings, construction of 105 no. apartments and associated site works.

Charleville, Harbour Road, Dalkey, Dublin 18.

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. Planning rationale/justification as it relates to the level of car parking provision proposed, specifically noting the site's location close to public transport and that it is national policy to minimise reliance on the private car.

2. A plan of the proposed open space clearly delineating public, semi-private and private spaces should also be provided. These plans should clearly highlight how the proposals provide for an appropriate variety and suitable location(s) of children's play spaces.
3. Rationale/ justification as to the provision of Childcare Facilities, or otherwise. Justification is required for the non-provision of childcare facilities, having regard to the criteria as set out in Childcare Facilities – Guidelines for Planning Authorities (2001).
4. Additional CGIs/visualisations/3D modelling showing the proposed development from different viewpoints along Harbour Road, as well as showing the proposed development relative to existing structures, including the surrounding residential development and surrounding Protected Structures. CGIs showing a winter scenario (no-leaf) scenario should be provided.
5. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, overbearing and noise. The report should also consider any potential impacts on the adjacent school building and associated play areas.

The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development, as well as the relationship between the proposed development and the adjacent school building and associated play areas.

6. 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.
7. Addition detail in relation to surface water proposals, having regard to the report of the Drainage Division of the Planning Authority (dated 30/10/2019),

namely the need to provide more detail in relation to the surface water infrastructure to be provided on site, structural details of the proposed attenuation tank and details of access to same, and details of green roofs. In addition, a Stormwater Audit will be required at application stage.

8. Additional details in relation to Transport, having regard to the report of the Transportation Planning Department (dated 01/11/2019), and having regards to discussions at the tripartite meeting, namely the need to provide details of the proposed vehicular entrance and the need to avoid conflict with the pedestrian access to the site, details of electric charging points, the location and nature of cycle parking spaces and details of the proposed access ramp.

Other required documents include a Quality Audit and a Mobility Management Plan Travel Plan.

9. Additional details in relation to the lighting strategy for the proposed development, having regard to the comments of the Public Lighting division of the Planning Authority (dated 01/11/2019), which refer to concerns raised at previous meetings with the applicants, including that relating to lighting of the Harbour Road entrance, and lighting of internal walkways.
10. Additional details in relation to waste management, having regard to the report of the Waste Management Division of the Planning Authority (dated 30/01/2019) namely a Waste Management Operational Plan, a Construction and Demolition Waste Management Plan and an Environmental Management Plan.
11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
12. NIS screening, as applicable.

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. An Comhairle Ealaíonn
5. Fáilte Ireland
6. Irish Water
7. National Transport Authority
8. Transport Infrastructure Ireland
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
December, 2019