



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-306091-19

Proposed Development: Demolition of existing dwellings, construction of 148 no. apartments and associated site works.

No's. 1, 3, 5, 7, 9 and 11 Eglinton Road, 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. Additional photomontages/CGI's to include additional views from Donnybrook Road, Eglinton Road and Brookvale which clearly show the interface of the building with the streetscape. It is recommended that CGIs are submitted showing trees when they are not in leaf.

2. Public Realm Plan detailing proposed works to Brookvale Road, Eglinton Road and Donnybrook Road, including details in relation to any proposed works to/impact on the trees on Eglinton Road.
3. Detailed landscape plan including SUDS proposals and details in relation to roof gardens.
4. 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.
5. A building 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. Mobility Management Plan.
7. Construction and Demolition Waste Management Plan.
8. 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.
9. Additional details in relation to surface water management and SUDS features, as raised in the report issued by the Engineering Department Drainage Division dated 7th January 2020 and detailed in Addendum B of the Planning Authority's Opinion.
10. Additional details in relation to issues raised in the report issued by the Transportation Planning Division Report dated 7th January 2020 and detailed in Addendum B of the Planning Authority's Opinion.
11. Ascertain requirements of the Parks Division of DCC.
12. Archaeological Impact Assessment as required by the DAU of the Department of Culture, Heritage and the Gaeltacht, dated 30th January 2020.

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. Minister for Culture, Heritage and the Gaeltacht
5. Relevant Childcare Committee
6. The Heritage Council
7. An Taisce

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
February, 2020