

An
Bord
Pleanála

Case Reference:
ABP-307181-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 101 no. apartments and associated site works.
Former Europa Garage Site, Newtown Avenue, Blackrock, 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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:
 - (a) Provide additional drainage details. The details should address the matters raised in the Report of the Drainage Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated

June 2020 and the matters raised in the submission received from Irish Water.

- (b) Details of Part V provision. The details should address the matters raised in the Report of the Housing Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated March 2020.
2. CGIs of primary elevations to public roads and communal open spaces within the site including the northern and eastern elevations to Newtown Avenue.
 3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials on each block. The statement should present a justification for the materials having regard to the need for high quality and sustainable finishes that respond to the character of the area.
 4. A landscaping plan that addresses the design and function of open spaces within the development. The plan should address issues raised in the Report of the Parks Department of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated March 2020.
 5. A Housing Quality Assessment that sets out a schedule of accommodation, with the calculations and tables required to demonstrate compliance of the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
 6. Details of cycle parking provision to include design details for secure cycle storage areas and visitor cycle parking spaces.
 7. A Building Life Cycle Report that includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2018 Guidelines on Design Standards for New Apartments.
 8. An operational waste management plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste.

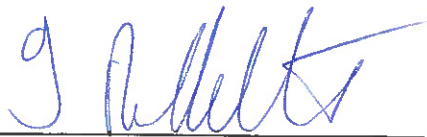
9. Taking in charge layout.
10. Details of public lighting.

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. **National Transport Authority**
3. **Minister for Culture, Heritage and the Gaeltacht**
4. **Heritage Council**
5. **An Taisce — the National Trust for Ireland**
6. **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.



Tom Rabbette
Assistant Director of Planning
October, 2020

