



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307202-20

Proposed Development: Demolition of existing dwellings, construction of 105 no. apartments and associate site works.

52, 54, 56 and 58 Station Road, Raheny, Dublin 5.

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 views showing trees when they are not in leaf.

2. Full details of boundary treatment to the open space and to Station Road, which should comprise high quality design and finishes and ensure passive overlooking and surveillance of the street/open space.
3. Consideration of the location of the ESB substation to minimise visual impact on Station Road.
4. Ascertain DCC Parks Division's plans for proposed open space to the north and given further consideration to the interaction of the development with this space.
5. Daylight/sunlight analysis.
6. 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, including its specific planning policy requirements.
7. 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.
8. Noise Impact Assessment.
9. Mobility Management Plan.
10. Construction and Demolition Waste Management Plan.
11. Additional details in relation to surface water management, SUDS features and flood risk assessment as raised in the report issued by the Engineering Department Drainage Division dated 22nd June 2020 and detailed in Addendum B of the Planning Authority's Opinion.
12. Additional details in relation to issues raised in the report issued by the Transportation Planning Division Report dated 22nd June 2020 and detailed in Addendum B of the Planning Authority's Opinion.

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. Irish Rail
5. Commission for Railway Regulation
6. Coras Iompair Eireann
7. Dublin City 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
August, 2020