



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 307254-20

Proposed Development: Construction of 203 no. residential units (109 no. houses, 94 no. apartments), creche and associated site works.

Lands immediately adjoining Bishop's Gate housing development, in the townland of Kiltiernan Domain, Enniskerry Road, Kiltiernan, 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. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the

proposed delivery of residential units will not breach the phasing strategy set out for the area. To this end a rationale for the proposed quantum of development with regard to the provisions of the Kiltiernan Glenamuck Local Area Plan 2013-2021, along with detailed phasing proposals with regard to the provision of the permitted Part VIII works at the Glenamuck Road / Enniskerry Road junction shall be prepared within a report. The rationale is to have regard to the 13 phasing criteria set out in the LAP. The report shall include tables and a layout map to illustrate constructed, permitted and planned residential development in the plan area. An appropriate statement should be prepared in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable.

2. A detailed site layout plan that shows existing and permitted development adjacent to the site, future connections should be shown linking up with planned/existing facilities such as footpaths, open space or cycle tracks. A report should accompany the drawings and detail the feasibility of achieving connections and permeability.
3. Detailed design including cross sections that show the relationship and interface of the development with the Enniskerry Road and Bishops Gate Development to the north. Details should include all improvements to the public realm and cross sections should be taken at regular intervals in order to illustrate the transition from the proposed development to the publicly accessible space such as footpaths and amenity space.
4. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. Specific regard should be had to ground floor apartments at

sensitive locations and existing adjacent properties. Drawings that detail dual aspect ratios should be clearly laid out, colour coded and accompanied by a detailed design rationale report.

5. A travel plan or mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.
6. Additional drainage details for the site having regard to the requirements of 'Drainage Planning' as indicated in their report and contained in Appendix B – Internal Reports, of the Planning Authority's Opinion. Any surface water management proposals, should be consistent with any landscape masterplan proposals.
7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority, and a detailed public realm strategy that outlines the provision of durable and acceptable materials and finishes that comply with the technical requirements of the planning authority. The applicant shall clarify how the works in the public realm will be carried out and by whom.
8. A detailed Construction Traffic Management Plan.
9. Construction and Demolition Waste Management Plan.
10. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
11. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). Details may include information on the provision of shared residential amenity

spaces and their management, maintenance of public open space as well as other communal elements of the development.

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

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.

Assistant Director of Planning
,2020