



An
Bord
Pleanála

**Case Reference:
ABP-307355-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing structures, construction of 488 no. apartments, creche and associated site works. Lands at St. Joseph's House for the Adult and Deaf Building (a protected structure) and adjoining lands including Marian Villa, Brewery Road (N31), Stillorgan, 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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy

Further consideration and/or justification of the documents as they relate to the overall design and layout of Blocks D & F, the proposed interface with Leopardstown Road, the transition with existing dwellings and the justification for any material contravention of the height strategy in the development plan and

compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018).

2. Residential Amenity

Further consideration and/or justification of the documents as they relate to impact of Block D & F on the residential amenity of both the occupants of the existing neighbouring dwellings and future occupants of the proposed development, having regard, inter alia to the following:

- The location and design of Blocks D & F to the rear of the neighbouring dwellings and the potential for a negative impact on the visual and residential amenity,
- The location of the proposed residential amenity areas on the upper floors, the levels of overshadowing on the proposed public open space areas and the potential for a negative impact on the residential amenity of the future occupants.

3. Foul Water

Further consideration and/or justification of the documents relating to the foul water connection proposed having regard to the concerns raised by the Planning Authority during the Tripartite meeting relating to the capacity of the Waste Water Treatment System on the opposite side of Leopardstown Road (Kilmacud Crokes grounds) and the report of Irish Water advising that the waste water connection point was to be determined when the West Pier DAP model is completed (expected Q4 2021).

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. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
2. Drawings that detail dual aspect ratios should be clearly laid out and be accompanied by a detailed design rationale report.
3. Updated landscape plans delineating the public open space and communal open space and including useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
4. Noise Impact Assessment including the impact of the traffic noise and any mitigation measures necessary to reduce a negative impact on the amenity of future occupants.
5. An Updated Sunlight/Daylight 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.
6. Wind micro-climate study, including analysis of balconies and upper level roof gardens.
7. 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.
8. Response to issues raised in Appendix C of Planning Authority Report, received 14th of August 2020, which includes the internal reports of the Transportation Planning Dept. relating to the design of the vehicular access from the Leopardstown Road, the report of the Drainage Dept. relating, inter

alia, surface water design and the Park Department relating, inter alia, landscaping and protection of trees.

9. A detailed phasing plan, including timing of delivery of the works to St Josephs protected structure.

10. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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 (built heritage)**
5. **Heritage Council (built heritage)**
6. **An Taisce — the National Trust for Ireland (built heritage)**
7. **The relevant Childcare Committee**
8. **The Department of Education and Skills**

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

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