



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-308680-20

Proposed Development: Proposed Development: Demolition of existing structures, construction of 100 no. apartments and associated site works.

Falmore, Falls Road, 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. Submission of plans and particulars clearly illustrating the proposed pedestrian and cycle connectivity from the proposed development north, into the Park Na Silla estate. The documentation shall include details on the

delivery of this connections and be accompanied with any relevant consents required from either Dun Laoghaire Rathdown County Council, Transport Infrastructure Ireland and/or Córas Iompair Éireann.

2. 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.
3. An analysis of the capacity of the childcare provision in the vicinity and justification for the absence of any childcare facility on the site.
4. A rationale for the proposed car parking provision should be prepared, to include details of local census, mobility split, car parking management, car share schemes and a mobility management plan.
5. A Site-Specific Management Plan which includes details on management of the communal areas, public space, residential amenity, and apartments.
6. A detailed phasing plan, including timing of delivery of the works for the upgrade and realignment of the Falls Road.
7. Response to issues raised in Planning Authority Report, received 15th of December 2020, which includes the internal reports of the Transportation Planning Dept, inter alia, the delivery of the upgrade works and the links to the north.
8. Response to issues raised in Planning Authority Report, received 15th of December 2020, which includes the internal reports of Drainage Planning, inter alia, the design of the surface water discharge treatment and flood risk analysis.

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. Córas Iompair Éireann
5. 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.

Rachel Kenny
Director of Planning
February, 2021