



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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#### Case Reference: ABP-310852-21

**Proposed Development: 363 no. residential units (123 no. houses, 240 no. apartments), creche and associated site works. In the townlands of Kellystown, Porterstown and Diswellstown, Clonsilla, Dublin 15.**

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:

2. Provide further justification in relation to the layout of the overall proposal in relation to the areas designated for public open space including, *inter alia*, the functioning of the open space having regard to the indicative requirements of the Kellystown Local Area Plan (2021) and Table 12, where there is a requirement to deliver passive and active open space for Phase 1, Eastern Development Area (DA 1).
3. Additional details in relation to Transport Section, having regard to the report of the Transportation Planning Department, in particular the provision of grouped parking layout drawing/schedule and allocation of spaces, details of cycle parking, details of the set-down parking area for the crèche, details of upgrade works to the Porterstown Road and compliance with the national cycle standards, and details of any other road upgrades that are required, impacts of the Irish Rail Electrification Project on vehicular, proposed new signalised junction cycle and walking routes; western boundary of Portestown Road and details of the pedestrian and cycle layout, CCTV, crossing points, cycle streets, visibility splays, entrance for undercroft parking, EV parking points, connection from Block A to Diswellstown Road and swept path analysis.
4. Part V proposals.
5. A taking in charge map.
6. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

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. The Minister for Culture, Heritage and the Gaeltacht**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. Iannród Éireann**
- 5. Commission for Railway Regulation**
- 6. Transport Infrastructure Ireland**
- 7. National Transport Authority**
- 8. Irish Water**
- 9. Inland Fisheries Ireland**
- 10. Waterways Ireland**
- 11. Fingal County Council 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.

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Tom Rabbette  
Assistant Director of Planning  
November, 2021