



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-311725-21**

**Proposed Development: Demolition of existing buildings on site, construction of 242 no. apartments, creche and associated site works.**

**Lands at Broomhill Road, Tallaght, Dublin 24.**

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. A detailed rationale outlining how in the prospective applicant's opinion, the proposed predominantly residential development is in compliance with local planning policies, having specific regard to Objective BH1 of the Tallaght Town Centre LAP 2020.

2. Drawings and other documentation demonstrating how the proposed development will relate to, and facilitate future connections with, adjoining lands to the south and east and any potential future development thereof.
3. Drawings identifying the extent of clearly defined public open space and communal residential open space to be provided within the development.
4. A management plan which addresses the varied requirements of the proposed uses within the development, and the operation, management and maintenance of public open space on the site.
5. An assessment of the requirement for an Aeronautical Assessment in respect of the proposed development.
6. An assessment of the noise environment having regard to the surrounding pattern of land uses, in the context of providing adequate levels of residential amenity for future occupiers. Where appropriate, specific mitigation measures in this regard should be clearly identified and described in the application.
7. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
8. A Building Lifecycle Report in accordance with section 6.13 of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2020) guidelines which should consider the external materials on all elevations. The report shall also have regard to the management and maintenance of public spaces and access routes to the development
9. Drawings which clearly identify the areas intended to be taken in charge by the Local Authority, if any.
10. A response to the matters raised in the South Dublin County Council Environmental Services report dated 05/11/2021.
11. A response to the matters raised in the South Dublin County Council Roads Department report dated 21/10/2021, including inter alia:

- a) A Parking Management Strategy, including detail on the allocation of parking spaces by type and by land use.
- b) A Quality Audit in accordance with Advice Note 4 of DMURS. Such audit should consider the quality of pedestrian and cycle connections to services and amenities in the surrounding area.
- c) Details of the quantum and design of bicycle parking / storage, having regard to the provisions of the guidelines on Sustainable Urban Housing: Design Standards for New Apartments. The design of such parking / storage should consider relevant access and operational requirements.
- d) A Servicing and Operations Management Plan.

12. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.

13. 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, as amended:

- 1. Irish Water
- 2. South Dublin County Childcare Committee
- 3. NTA

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Rachel Kenny  
Director of Planning  
February, 2022