



An
Bord
Pleanála

**Case Reference:
ABP-311820-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 620 no. residential units (434 no. houses, 186 no. apartments), creche and associated site works. "The Foothills" in the townlands of Killinarden and Kiltalown, 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 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. Further consideration of the documents as they relate to the design and layout of the proposed local centre and creche. The documents should include fully detailed plan, section and elevation drawings for this area of the site, which design should have regard to the provisions of the Killinarden Masterplan and to the prominence of this site within the surrounding area. Appropriate photomontage / visualisations should accompany the application in this regard.

2. Further consideration of the documents as they relate to the treatment of Horan's Lane and any requirement for the extinguishment of the existing public right of way along this road. The application should address the dependency of the development upon such extinguishment which is the subject of a separate approval process. This may require possible amendment to the documents and / or design proposals submitted.
3. Further consideration should be given and provided to An Bord Pleanála in relation to the rationale / justification for the proposed residential densities on these serviced, urban lands. This may require possible amendment to the documents and / or design proposals submitted.
4. Further consideration in respect of creating strong urban edges, streetscapes and a variety of distinct character areas on key routes within the development or routes leading to the development. The application documentation should demonstrate how the proposed building designs and streetscapes assist in place making, wayfinding as well as creating a contemporary urban development with a variety of character areas marked by changes in densities, housing typologies, and heights as well as changes to material finishes and designs. Regard should be had in this regard to the provision of DMURS (section 2.2.1) with regard to the creation of a sense of place.

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 phasing plan for the development of the masterplan lands, demonstrating how the residential, community, open space / amenity, transportation and service requirements of each phase will be met.
2. A rationale for the building height strategy for the lands having regard to the provisions of the Killinarden Master Plan in relation to built form.

3. Details of the treatment of levels across the site, suitably illustrated by detailed section drawings and specifications. In this regard, the application should demonstrate that appropriate levels of residential amenity, usability and accessibility of private and public amenity spaces are achieved.
4. A response to the concerns expressed by Irish Water with regard to the protection of watermain infrastructure crossing the site, and maintenance of access thereto.
5. The application should demonstrate that the design and layout of development provides for suitable overlooking / passive surveillance of areas of public and communal open space and pedestrian routes, including inter alia, the northwestern public open space / park, lands along the boundary with Naomh Caitlín Maude National School, and the design and layout of Plot P17, to ensure adequate levels of residential amenity, privacy and security. Unsupervised spaces which may give rise to anti-social behaviour should be actively designed out of the proposed development.
6. A response to the issues raised in the report of the South Dublin County Council Drainage Department in their report dated 02/12/2021.
7. Proposals for the management of the proposed development including details of areas proposed to be taken in charge by the local authority and in relation to the operation and management of the proposed community centre.
8. A response to the matters raised in the report of South Dublin County Council Roads Departments 29/10/2021. Documentation in this regard should include, inter alia, the following:
 - (a) A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets, to include a road safety audit.
 - (b) A parking layout and management strategy identifying the allocation of spaces across the site.
 - (c) Details of the design of proposed junctions with the N81 and Killinarden Heights, including any modifications to the existing road layouts. The application should include evidence of the consent of affected landowners to such works, where required.

- (d) A report clearly describing proposals for the routing of traffic / one-way system within the development and the rationale therefor, which should facilitate simple wayfinding within the development.
- (e) A rationale / justification for the varying rate of trip generation used in the Traffic and Transport Assessment having regard to the tenure mix within the development.
- (f) An assessment of the operational and construction traffic impacts of the proposed development having regard to the phasing of development referenced under item no. 1 above.

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. National Transport Authority
3. Transport Infrastructure Ireland
4. South Dublin County Childcare Committee

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.

Rachel Kenny

Director of Planning

March, 2021