



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:** TC0028

**Proposed Development:** Demolition of 2 no. habitable dwellings, construction of 141 no. residential units (98 no. houses, 43 no. apartments), crèche and link access road between the Enniskerry Road and Glenamuck Road. Glenamuck Road and Enniskerry Road, Kiltiernan, Co. Dublin.

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 Enniskerry and Glenamuck road upgrades proposed as part of the subject development. This consideration should include documentation showing, inter alia, timelines relating to design and construction stages of the road relative to the construction of the overall residential development; any proposed phasing arrangements and relevant letters of consent from landowners. The submitted documents should clearly outline that the road upgrade stage of development

will be delivered in a timely and orderly manner. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Further consideration/justification of the documents as they relate to the density proposed in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. The inclusion, or otherwise, of open space within these calculations should be clearly justified at application stage.
3. Further consideration of the documents as they relate to Part V provision proposed in the subject development. This consideration and justification should address the location of the proposed Part V units, the mix and type of units proposed, indicative costs and all further details as required under article 297(2) of the Regulations of 2017. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Ecological Impact Assessment (as referred to in the report of the Biodiversity Officer, attached to the Opinion of the Planning Authority).
2. Drainage details, having regard to the Drainage Planning report, attached to the Opinion of the Planning Authority dated 27<sup>th</sup> October, 2017 and consultation with Irish Water.
3. Indicative masterplan for the site and adjoining lands within Parcel 6B, having regard to the provisions of the Kiltiernan Glenamuck Local Area Plan 2013 and DMURS which clearly shows proposed pedestrian, cycle and vehicular linkages.
4. A site layout plan showing which areas are to be taken in charge by the Planning Authority.

5. Cross-sections, photomontages and any other information deemed relevant, showing proposed development relative to existing residential development in the vicinity.
6. Traffic Impact Assessment.
7. Site Specific Construction and Environment Management Plan (CEMP).

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:

- Irish Water
- Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)
- Transport Infrastructure Ireland
- National Transport Authority

**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 An Bord Pleanála, 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  
December, 2017