

**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- 306473-20**

**Proposed Development: 200 no. apartments, creche and associated site works.**

**Lisieux Hall, Murphystown Road, Leopardstown, 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. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities. Clarification of the long term ownership and management of the development with regard to the requirements of SPPRs 7 and 8 of the

Apartment Guidelines. In this regard, the applicant is also advised to submit a Building Lifecycle Report.

2. Notwithstanding that the documentation submitted would constitute a reasonable basis for an application, a rationale for proposed building height with regard to the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Urban Developments and Building Height Guidelines for Planning Authorities 2018. The applicant is to consider whether the development constitutes a Material Contravention of the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022. If considered necessary, the applicant is to submit a Material Contravention Statement and to publish a Newspaper Notice in accordance with the requirements of section 8(1)(a)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016.
3. Photomontages, contextual elevations, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area and adjacent residential properties, in particular Murphystown Road, Murphystown Way and the Kilgobbin Road. The VIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
4. Cross sections to indicate levels of adjacent public roads and residential properties, access roads and open spaces within the proposed development and the attenuation pond and basement car park.
5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, SUDS measures and water

feature (if provided) and play area / play equipment, also details of any existing trees / other vegetation / walls or other features to be retained within the proposed development and details of boundary treatments including along the road frontages of Murphystown Way, Murphystown Road, Kilgobbin Road and the new boundary with the remaining grounds of Lisieux Hall. Additional cross sections, CGIs and visualisations should be included in this regard.

6. Rationale for proposed play area provision with regard to relevant development plan policy.
7. Tree Survey, Arboricultural Report and Impact Assessment, to provide a detailed tree survey of the development site and assessment of the quality and quantity of the specimens to be removed, along with measures to protect trees to be retained during construction, to include consideration of potential impacts associated with basement construction and impacts on the water table.
8. Ecological Impact Assessment, to consider in particular potential ecological impacts associated with the proposed removal of existing mature trees and other vegetation at the development site, to include impacts on any bat roosts / potential bat roosts and foraging corridors.
9. Architectural Heritage Impact Assessment to address matters raised in the report of DLRCC Conservation Officer dated 7<sup>th</sup> February 2020, to include a rationale for the proposed removal of the Walled Garden within the development site, along with potential impacts on the setting of the protected structure Lisieux Hall (RPS 1662), including boundary treatments and existing vegetation.
10. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units and in private and

shared open spaces. The analysis should also consider potential overshadowing impacts on adjoining residential areas and on Lisieux Hall.

11. Statement of Compliance with the Design Manual for Urban Roads and Streets (DMURS).

12. Rationale for the proposed quantum of car parking to include consideration of the

following matters:

- Traffic and Transport Impact Assessment
- Accessibility to public transport
- Mobility Management
- Ongoing car parking management within the development
- Provision of car club spaces
- Quantum of car parking to be dedicated to each of the uses within the development
- Cycle parking provision.

13. Details of works to the public realm at Murphystown Road, to include provision of pedestrian and cycle facilities and vehicular access to the development including sight distances with regard to DMURS, also consents from relevant landowners if necessary.

14. Rationale for proposed childcare provision with regard to the relevant standards in the Childcare Facilities Guidelines for Planning Authorities and the Apartment Guidelines and to the existing availability of childcare facilities in the area.

15. Additional drainage details having regard to the report of DLRCC Drainage Planning Section dated 13<sup>th</sup> February 2020.

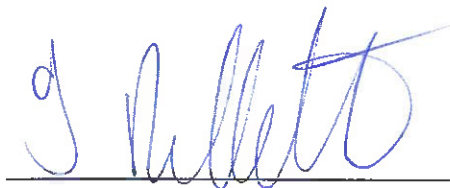
Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that

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. Dun Laoghaire Rathdown County Council Childcare Committee
5. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
6. The Heritage Council,
7. An Taisce-the National Trust for Ireland,
8. An Comhairle Ealaíon,
9. Fáilte Ireland

**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.



Assistant Director of Planning

20/03/2020

