



An
Bord
Pleanála

**S. 6(7) of Planning and
Development (Housing) and
Residential Tenancies Act 2016**

**Inspector's Report on
Recommended Opinion
306259-19**

Strategic Housing Development

154 no. residential units across a range of unit sizes and types, along with residential amenities, 6 no. commercial units, parking, and all associated development.

Location

Dean's Grange Road, Deansgrange,
Co. Dublin, Co Dublin

Planning Authority

Dun Laoghaire Rathdown County
Council

Prospective Applicant

Ditton Investments Limited

Date of Consultation Meeting

13th February 2020

Date of Site Inspection

30th January 2020

Inspector

F. Fair

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1.1. The subject site, with stated area of 0.75 ha, is located on the western side of Dean's Grange Road, to the south of Deansgrange Cemetery, east of residential properties at Foxrock Close and on the northern edge of the Deansgrange Neighbourhood Centre. The site is currently occupied by Mooney's Car Sales business, which includes a two storey office / car showroom building, a former 'Statoil' petrol filling station, a warehouse and car wash building, associated forecourt areas, and two derelict dwellings known as Marylands and Chickamauga, with associated outbuildings, and large areas of hard surfacing. There are no trees on the subject site, however, there a number of mature trees on the northern boundary within Deansgrange Cemetery.
- 2.1.2. The subject site is bounded by Deansgrange Cemetery to the north, residences on Foxrock Close to the west and a number of commercial properties to the south. A row of commercial premises contained within a two storey built form and a terrace of single storey cottages are located on the eastern side of Dean's Grange Road, opposite the subject site.
- 2.1.3. The general area is characterised by commercial and residential developments. The centre of Deansgrange village further to the south is characterised by a crossroads configuration, with a commercial core at the crossroads, which includes a Lidl Foodstore, a number of retail outlets and a Supervalu, and large garages.
- 2.1.4. The subject site is located in proximity to three public transport corridors, served by the 46A (frequencies of 6 to 8 mins in peak times), 75/75a (every 20-30 mins),

84/84A (frequencies of 20-30 mins), 4 (every 12 mins) and 7b (every 10-15 mins in peak times). The site is also located within 1 km of the N11 Quality Bus Corridor / proposed Bus Connects Corridor.

3.0 Proposed Strategic Housing Development

The proposed development submitted to the Board for pre-application consultation comprises a Strategic Housing Development of 154 no. residential units across a range of unit sizes and types, along with residential amenities, 6 no. commercial units, parking, and all associated development. The proposal is summarised as follows:

- The demolition of all existing structures / buildings on site;
- The construction of a mixed use building, ranging in height from four to seven storeys, over basement, comprising 6 no. commercial units (for Class 1- Shop / Class 2- Office / Restaurant / Café use) and a reception area at ground floor level and 154 no. apartment units from ground to sixth floor level.
- The mix of apartment units include:
 - 12 no. studios,
 - 65 no. 1 beds and
 - 77 no. 2 beds
- The development provides residential facilities and amenities including a concierge at ground floor level and communal amenity space at sixth floor level;
- The proposal contains a total of 101 no. car parking spaces, 5 no. motorcycle spaces, bin storage and plant rooms at basement level. A total of 320 no. bicycle parking spaces, 2 no. designated car sharing parking spaces and 1 no. loading / set down area is provided at ground floor level.
- Public realm improvements are proposed along the Dean's Grange Road frontage and outdoor communal open space areas are proposed at ground floor, fifth and sixth floor level;
- The proposed development will provide balconies / terraces on all elevations, boundary treatments and landscaping, an ESB sub-station, drainage and service works, the closing off of existing vehicular entrances, the creation of a vehicular

access and egress point from the Dean's Grange Road, and other associated works, and all ancillary site development works necessary to facilitate the development

3.1.1. The following details are noted: **Table 1**

Parameter	Site Proposal
Application Site	0.75 ha
No. of Units	154 apartments
Other Uses	6 Commercial Units (547 sq. m)
Residential Density	205 units / ha
Site Coverage	38%
Plot Ratio	1.91
Building Height	4 - 7 Storey (over basement)
Public Open Space requirement:	750 sq. m (10%)
Public Open Space provision:	675 sq. m (9%)
Car Parking	101 spaces (basement)
Bicycle Parking	320 spaces
Vehicular Access	From Dean's Grange Road
Part V	15 units (10%)

Table 2: The breakdown of proposed residential unit types is as follows:

Unit Type	1 bed	2 bed (3 person)	2 bed (4 person)	studio	
GFA (m ²) / Unit	48.4 – 77.4	77.3 - 103	77.3 - 103	37.7 – 42.7	
Apartment	65	6	71	12	154
% Total	42%	4%	46%	8%	100%

4.0 National and Local Planning Policy

4.1.1. National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- ‘Architectural Heritage Protection- Guidelines for Planning Authorities
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

4.1.2. Local

The key provisions of local planning policy relating to the proposed development are set out in the following sections. Reference is made to the following documents:

- Dun Laoghaire Rathdown County Development Plan 2016-2022
- Deansgrange Local Area Plan 2010-2020

The site is zoned **NC** “to protect, provide for and-or improve mixed-use neighbourhood centre facilities”.

The surrounding land uses to the west/southwest are zoned **Objective ‘A’ Residential** and the cemetery lands to the north/northwest are zoned **Objective ‘F’ Open Space**, with specific objective to provide for a burial ground.

There is a Specific Local Objective (**No.28**) for this area “to implement and develop the lands in Deansgrange in accordance with Deansgrange LAP.

5.0 **Planning History**

The following is a summary of the planning history on the subject site.

ABP Ref.: 302912-18 & Reg. Ref.: D18A/0792

The most recent decision on the subject site relates to a refusal from An Bord Pleanála, dated 14th March 2019, for the following development:

“Demolition of warehouse building, disused petrol station and forecourt and two residential properties, conversion of existing office/retail building to a two-storey car dealership, with extension to rear to accommodate double height service workshop, construction of a two-four storey over basement mixed use building to accommodate four number ground floor retail/retail service units fronting Dean’s Grange Road and 40 no. apartment at ground, first, second and third floors with associated balconies, comprising 9 no. studios, 11 no. 1 bedroom, 13 no. two bedroom and 7 no. three bedroom units, separate vehicular entrances from Dean’s Grange Road serving the car dealership and residential development, corporate signage to front elevation and standalone totem sign and basement and surface car parking, landscaping, boundary treatment and all associated site works and services.”

The decision to refuse related to the proposed development not creating a stronger street edge and failing to strengthen and improve the function of Deansgrange as a neighbourhood centre. The Board considered the development to be an underutilisation of a prominent site which is identified as a significant redevelopment opportunity site in the Deansgrange Local Area Plan 2010-2020. The reasons and considerations for the Board's decision to refuse states:

“Having regard to the nature of the development, in particular the extent of the car showroom use (which is open for consideration only within the statutory zoning objective for the site) and the portion of the overall site at surface level proposed to accommodate the parking of cars associated with this use, including the provision of surface parking along a significant portion of the site frontage to Dean’s Grange Road, it is considered that the proposed development would not be in accordance with Section 2.5.2 of the Deansgrange Local Area Plan 2010-2020, (redefine the building line parallel to Dean’s Grange Road to create a stronger street edge; incorporate a strong tree line along Dean’s Grange Road), and would fail to strengthen and improve the function of Deansgrange as a neighbourhood centre. The development in its current form would constitute the underutilisation of a prominent site which is identified as a significant redevelopment opportunity site in the Deansgrange Local Area Plan 2010-2020. It is considered that the proposed development would, therefore, materially contravene Objective RT2 of the Deansgrange Local Area Plan 2010-2020 (seek a high-quality mixed use development at the subject site) and would be contrary to the proper planning and sustainable development of the area.”

The Board's decision to refuse followed the submission of a first party appeal against DLRCC's decision to refuse permission for similar reasons.

Reg. Ref.: D18A/0748

3 year Temporary Permission Granted for the following:

- 1) Change of use of front and rear garden of derelict house 'Chickamauga' from residential use to display of cars for sale.
- 2) Change of use of rear garden of derelict house, known as 'Maryland', from residential to display of cars for sale.

- 3) Erection of a portakabin canteen to rear of former Statoil Service Station.
- 4) Erection of a car valet shed, parts shed/containers and general storage shed to the rear of the former Statoil Headquarters.

Reg. Ref.: D13A/0663

Permission granted for signage.

Reg. Ref.: D13A/0022

Permission refused for new signage by reason that the signage is excessive, out of scale with the building, constitutes visual clutter, which visually detracts from the building and the amenities of the area and would set an undesirable precedent.

Reg. Ref.: D09A/0881 & ABP Ref.: PL06D.238255

An Bord Pleanála refused permission on 17th May 2011 for the construction of a mixed use development 2 to 4 storeys comprising 8 no. residential units, 1 no. neighbourhood shop, 4 no. commercial units, a funeral home, crèche, restaurant, medical centre and offices and basement carpark (204 spaces). Permission was refused on the grounds of 1) traffic, 2) scale of supermarket development proposed and 3) Overbearing impact and overlooking of adjoining two storey houses.

Reg. Ref.: D09A/0283

Permission refused for a mixed-use development consisting of 8 no. duplex 3 bedroom residential units; 1 no. neighbourhood shop; 4 no. commercial units consisting of a delicatessen, off license, café and pharmacy, a crèche; a restaurant; medical / healthcare centre and offices. The proposed development is predominantly two to three stories in height with the proposed restaurant providing a four storey element in the north eastern corner of the site. The development includes a basement containing 234 no. car parking spaces. Permission was refused on the grounds of 1) design and scale and prevalence of office use. 2) visually overbearing, detract from visual and residential amenities and 3) traffic due to the traffic generated by the proposed development.

Reg. Ref.: D06A/1517 & ABP Ref.: PL06D.221550

An Bord Pleanála issued a decision to refuse permission following a refusal by DLRCC for a 5 storey over basement car parking mixed use development comprised of 1 no. commercial unit, 1 no. office, 2 no. restaurants, 4 no. retail units, 1 no. crèche, 1 no. café, 1 no. office, 49 residential units. Permission was refused for 3 reasons relating to 1) The development would be visually obtrusive due to height, scale and massing, 2) Proximity to boundaries would result in overbearing impact, overlooking and general disturbance to adjoining residential properties and 3) traffic hazard.

6.0 Section 247 Consultation(s) with Planning Authority

6.1.1. It is stated by the prospective applicant that two no. formal pre-application meetings under Section 247 of the Act were undertaken with Dun Laoghaire Rathdown County Council (the Planning Authority) on the 3rd October 2019 and 14th November 2019.

7.0 Submissions Received

7.1.1. Irish Water

Irish Water advises that subject to a valid connection agreement being put in place, the proposed connection to the Irish Water network for this development can be facilitated.

In order to accommodate the proposed connection at the premises, upgrade works are required to the existing IW network (approx. 250m) as follows:

- 140 m (approx.) of existing 6" CI (1958-1940) mains to be upgraded to 200mm ID as shown on GIS records attached (red dashed line in the figure). The existing 3" CI main parallel to the existing 6" CI to be upgraded should be decommissioned once the new 200mm ID main is in service.
- 110 meters (approx.) of existing 3" CI main (1860) to be upgraded to 200mm ID and cross connection between the new two 200mm ID mains as shown on GIS records attached (orange dashed – line in the figure).

IW has no plans to upgrade the network in this area and the developer will be required to fund this network upgrade if the development is to go ahead.

Wastewater

- New connection to the existing network is feasible without upgrade.

8.0 **Forming of Opinion**

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

9.0 **Documentation Submitted**

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, architectural drawings, a confirmation of feasibility from IW, Drainage Design Report, Traffic and Transport Assessment, Sustainability Report, NL Design Report, Aboricultural Assessment, Architectural Heritage Assessment, Design Statement, Sunlight, Daylight and Shadow Assessment, Housing Quality Assessment, Landscape Design Report, Photomontages, Appropriate Assessment Screening Report and Ecological Survey.

I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 **Planning Authority Submission**

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dun Laoghaire Rathdown County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 27th January 2020.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, planning history; site location, Development Plan Policy and zoning, assessment of density, mix, visual impact, building height / scale / form, residential amenities, apartment standards, communal open space and landscaping, waste management, Part V, assessment of drainage, transportation, public lighting issues, EIA and AA Screening, together with appendices containing reports of internal departments.

The report addresses the following:

- The proposed development is a private rental sector scheme proposal. Given the nature of the proposal and the dominance of one and two bedroom apartments consideration should be given to SPPR 7 of the Apartment Guidelines.
- The provision of ground floor commercial units (and the commercial amenity area associated with the residential element of the scheme) along the full length of the site's frontage to Dean's Grange road is viewed favourably by the p.a. the proposal will provide for an activation of the streetscape and will make a valuable contribution to the vitality of the existing neighbourhood centre.
- The residential element of the scheme is a use which has the potential to add vibrancy to and strengthen the role of the neighbourhood centre.
- The consistent set back of c. 8m from the boundary with Dean's Grange Road in accordance with the LAP is welcomed. The proposed development creates a linear public realm and tree lined boulevard along the road edge.
- The proposed building creates a definitive urban edge to Dean's Grange Road.
- The provision of balconies along the full length of the north eastern (front) elevation will provide animation.
- The p.a. have significant concerns regarding the scale and height of the proposed building which is contrary to policies of the Deansgrange LAP, as the proposed development has a direct abuttal to Deansgrange Cemetery, views of the proposed building will be entirely exposed to the north and a

seven storey building will dominate views from the north and overwhelm and dwarf the single storey cottages on the north – eastern side of dean's Grange Road.

- Deansgrange displays a suburban character and it is therefore necessary to ensure a balance is achieved.
- The p.a. is satisfied that a higher density of development can be delivered on the site which exceeds the height limits as prescribed in the Deansgrange LAP.
- Concern with respect to visual impact of the proposed development when viewed from the rear of the properties on Foxrock Close.
- Amenity of properties along the western boundary would be compromised.
- Concern regarding potential for unreasonable overlooking from the west facing balconies and windows of the proposed development. A revised design should be put forward to ameliorate this impact.
- Concern with regard to potential for overshadowing impacts in the late afternoon / evening to the single storey cottages on the north eastern side of Deans Grange road. A reduced overall building height would be required to ameliorate this impact.
- Concern with respect to design of apartments with regard to dual aspect. E.g. units B3003 and B3002 located on the third floor. Contended 51 % dual aspect queried.
- Applicant to address all issues raised in the Parks and Landscape Services Report.
- Part V requirements to be adhered to.
- All issues raised in the Drainage Division report to be addressed.
- All issues raised in the Transportation Planning Section report to be addressed.
- All issues raised in the Public Lighting Section report to be addressed.

Report states that although the p.a. is generally satisfied that the mix of uses is acceptable in principle at this location (i.e. ground floor commercial with residential above) concerns remain with regard to the overall scale and form of the proposal and the potential impact on the residential and visual amenity of the surrounding area.

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 13th February 2020, commencing at 3.00 pm. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were as follows:

1. Building Height / Scale / Form and Visual Impact
2. Residential Amenity and Quality of Development.
3. Daylight, Sunlight and Overshadowing
4. Is the development a build to rent proposal? (If it is BTR, the full compliance with the requirements of SPPR7 would need to be demonstrated).
5. Childcare Facilities and School Demand
6. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála on the 27th January 2020.
7. Any Other Matters

11.1.2. In relation to Building Height / Scale / Form and Visual Impact An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- The scale and massing of the proposed development, particularly, the north eastern portion of the development (7 storey Block).
- The scale and massing having regard to the low rise character of the surrounding area.
- More consideration of materials and finishes to address scale and massing and to ensure a high-quality development, in particular, to the eastern frontage addressing Deansgrange Road.
- A Masterplan for the surrounding area would be of benefit. The subject site is located at the periphery of the 'NC', (neighbourhood centre), zoning.
- Justification for the height, scale and massing given the separation distance from Deansgrange Cross which is considered the central nodal point of the Deansgrange Neighbourhood Centre.
- The current building height is predominantly single storey and two storey justification of this development, on this site, in terms of overall development strategy for the Deansgrange area.

11.1.3. In relation to Residential Amenity and Quality of Development, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Details of the number and percentage of dual and single aspect apartments in the context of the minimum standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018). It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect (50%). In the interests of clarity clear delineation / colour coding of floor plans indicating which the apartments are considered by the applicant as dual / single aspect.
- Details of the proposed floor areas in the context of the minimum standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

- Conflict between planting / landscaping and infrastructural services / underground car parking ventilation
- Details of landscaping proposal; including quality open spaces, inclusion of child play areas and incorporation of family friendly open space areas.
- Analysis of impact of the development on surrounding residential amenity, particularly to the west.
- Amelioration of potential overlooking, from west facing balconies / terraces and windows to single storey properties in Foxrock Close.

11.1.4. In relation to Daylight, Sunlight and Overshadowing, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Shadow Impact Assessment of the proposed development on the wider area.
- Residential amenity and sunlight-daylight analysis to specific units within the development specifically the apartments located within the north eastern 7 storey Block.

11.1.5. An Bord Pleanála sought further elaboration/discussion/consideration of whether the development is a build to rent (BTR) proposal:

- If it is BTR, the full compliance with the requirements of SPPR7 would need to be demonstrated.

11.1.6. In relation to Childcare Facilities and School Demand, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Justification for the omission of a childcare facility / details or report on childcare capacity and services in the immediate area.
- School demand in the area.

11.1.7. An Bord Pleanála sought further elaboration/discussion/consideration of the issues raised in the Planning Authority Opinion, submitted to An Bord Pleanála on the 27th January 2020.

- Water services infrastructure for the site

- Roads, access and parking
- Details of all balcony / terrace treatments incl. screening treatments
- Flood mitigation measures proposed and impact upon layout
- Building maintenance report required

11.1.8. In relation to Any Other Matters, the Planning Authority emphasised the applicant should consider:

- Objective P14 of the Deansgrange Local Area Plan (LAP); Specific Objective in the LAP to provide pedestrian connectivity from the south eastern corner of the cemetery lands with Deansgrange neighbourhood centre / Deansgrange Road to the north east of the site.
- Clarify water services infrastructure for the site
- Clarify SUDs measures proposed
- Clarify flood mitigation measures proposed
- Clarify bin Lorry pick up and HGV access to underground car park
- There is a need for a designated set down and service area along Deansgrange Road close to the vehicular access to the development.
- Clarify the width of the vehicular access to the car park.
- Address the issues raised with respect to proximity of ground floor terrace amenity space serving a residential unit and the car park vehicular access.

Submission from Irish Water

11.1.9. Irish Water has issued a Confirmation of Feasibility which confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated, subject to upgrade works to the Irish water network to be agreed with IW and paid for by the developer.

11.1.10. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

12.0 Conclusion and Recommendation

- 12.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 12.1.3. Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires **further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 12.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

13.0 Recommended Opinion

- 13.1.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 13.1.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 13.1.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:
1. Scale and Massing - Further consideration/justification of the documents as they relate to the scale, form, visual impact, materials and finishes to the proposed building, in particular the seven-storey block to the north east of the site. The further consideration / justification should address the proposed scale and massing given, inter alia, the receiving environment, including single storey and two storey development in proximity of the site on the opposite side (east) of Deansgrange Road and location on the northern fringe of the Deansgrange Neighbourhood Centre (NC zone). The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
- 13.1.4. 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 schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018. Particular regard, being had to clear identification (colour coded plans) on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect.
2. Detailed drawings of all external communal amenity terraces, internal multi-functional spaces and detailed 6th floor plan drawing, specifically detailing in full apartment A6001 (one bed 2 person).
3. Detailed sections, elevations, including a CGI of the site from the Deansgrange Road to demonstrate that the development, footpath set back and proposed tree lines boulevard, provides an appropriate interface and treatment of the public realm.
4. Site layout plan to be reviewed in context of DMURS and consideration of Objective P14 of the Deansgrange LAP pedestrian connection to the cemetery from Deansgrange Road and vehicular access to basement level car park given its proximity to the terrace of a ground floor residential apartment.
5. Response to issues raised in Parks and Landscape Services/Public Realm report dated 24.01.20, accompanying the PA Opinion dated 27.01.20.
6. Response to issues raised in the Drainage Planning report dated 10.01.20, accompanying the PA Opinion dated 27.01.20.
7. Clarification at application stage regarding connection to water and drainage infrastructure having regard to issues raised in the Irish Water submission dated 3rd December 2019.
8. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.

9. Response to issues raised, in point 5 specifically, of the planning authority opinion, dated 27/01/2020 in relation to the potential for unreasonable overlooking from the west facing balconies and windows of the proposed development.
 10. Internal daylight/sunlight analysis to ensure adequate amenity of future residents and including areas of open space in the assessment.
 11. Childcare demand analysis by way of assessment and report on demographic profile of the area including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development.
 12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
 13. Site Specific Construction and Demolition Waste Management Plan.
 14. A Shadow Impact Assessment of the development on the wider area.
- 13.1.5. 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. Department of Culture Heritage and the Gaeltacht
 5. An Taisce
 6. Heritage Council
 7. Fáilte Ireland
 8. Dun Laoghaire Rathdown County 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.

Fiona Fair
Senior Planning Inspector
10.03.2020