



An
Bord
Pleanála

**Case Reference:
ABP-302632-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Residential development of 257 apartments and all associated site services.

Lands at St Teresa's, Temple Hill, Monkstown, Blackrock, 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. Architectural, Cultural Heritage and Conservation Considerations

Further consideration and/or justification of the documents as they relate to the architectural, heritage and cultural value of existing structures on site. Details should provide reference to all former historical and contemporary uses of structures on the site. A photographic record of all existing structures on site including those proposed for demolition should be provided. Consideration of the inter-connectivity of former

and current land-uses both within the site and surrounding area, in particular lands at Dunardagh, should also be considered in the context of heritage and cultural assessment.

Further consideration for the rationale for the deconstruction and relocation of the Gate Lodge, a protected structure, is required which specifically addresses the issue of precedent and alternatives as raised in the Planning Authority's Conservation Officer's report. A detailed method statement for such is also required. Further consideration should also be given to the new proposed location of the Gate Lodge having regard to the original function and association of the lodge with St. Teresa's House and the original entrance gates and avenue that serve the house.

Further consideration should also be given to the Planning Authority's opinion and concerns raised therein with regard to the potential impact on protected structures and consideration of an appropriate response to such matters having regard to the overall design strategy proposed by the applicant. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

2. Access, Movement and Connectivity

Further consideration and/or justification of the documents as they relate to the proposed improved access and junction arrangements on Temple Hill and associated works on third party lands. Consideration should be given to the existing road network, pedestrian and cycle paths and the consequential impacts on layout arrangements for all street users. All works should as far as possible be included in the red-line boundary and relevant letters of consent to carry out such works, where they occur on third party lands, should be included with any application. Regard should be given to any existing public rights of way.

Further consideration of vehicular, cycle and pedestrian connections including legibility and permeability through the development site to Rockfield Park, the N31 and lands south of the development site at Dunradagh. A layout plan highlighting such connections should be provided.

Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.

3. Urban Design Response and Height

Further consideration and/or justification of the documents as they relate to the height and design strategy for the site.

In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height provides the optimal architectural solution for this site. The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments (March 2018) and local planning policy, the site's context and locational attributes.

Consideration of the potential impact on existing residential amenities of the area by way of overlooking and/or overshadowing. Regard should be given to the change in levels across the site. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal and SUDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. A layout plan with the zoning objectives overlain on the proposed residential blocks to provide clarity regarding location of residential units vis-à-vis the open space lands.
2. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
3. An Archaeological Impact Assessment.
4. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments, the adjoining Alzheimer services unit, the N31, and existing protected structures on site.
5. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties. Full details of any changes in levels proposed should be provided.
6. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
7. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).

8. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
9. A construction and demolition waste management plan.
10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
11. A site layout plan indicating all areas to be taken in charge.
12. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.
13. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) [if applicable] of the Planning and Development Regulations 2001-2018

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. Irish Water
2. Transport Infrastructure Ireland
3. Córas Iompair Éireann
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council
6. An Taisce – the National trust for Ireland
7. An Comhairle Ealaíon
8. Fáilte Ireland
9. 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.

Tom Rabbette

Assistant Director of Planning

November, 2018