



An
Bord
Pleanála

**Case Reference:
ABP-303355-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: Demolition of existing structures on site, construction of 143 no. Build to Rent apartments and associated site works.
Roselawn and Aberdour, Stillorgan Road, Foxrock, 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. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the proposed building heights provide the optimal architectural solution for this site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed building height and scale, having regard to inter alia, National and Local planning policy, the site's context and locational attributes. An accompanying architectural report should outline the design

rationale for the proposed building height, scale and massing in light of the publication of 'Urban Development and Building Height' 2018 and specifically with reference to Chapter 3 Building Height and the Development Management process, of the guidelines. The applicant should satisfactorily demonstrate that the proposed development complies with the criteria as set out in section 3 of the guidelines and responds positively to the specific characteristics of the site.

2. Cross-sections at appropriate intervals, photomontages, computer generated imagery and any other information deemed relevant, illustrating the topography of the site and showing the proposal relative to existing development in the vicinity. In particular, detail concerning proposed apartment blocks and adjacent residential development to the north east along Granville Road and adjacent properties to the south east and north west should be clearly illustrated and described.
3. Sufficiently detailed cross section drawings through the proposed pedestrian/cyclist connection between the N11 and Knocksinna Court should take account of NDA advice in relation to a Building for Everyone – a Universal Design Approach.
4. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. Specific regard should be had to ground floor apartments at sensitive locations and existing adjacent properties.
5. A mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.
6. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including the specific planning policy requirements in respect of Build to Rent developments.
7. Additional drainage details for the site having regard to the requirements of the Municipal Services Drainage Planning as indicated in their report and contained in Appendix B of the Planning Authority's Opinion. 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' (including associated 'Technical Appendices'), specifically with reference to safe overland flow routes.

8. Contour/site level map accurately and legibly showing levels across the site and adjacent to the site.
9. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority. Streets should be shown up to the boundaries of the site and facilitate future access.
10. Childcare demand analysis and likely demand for childcare places resulting from the proposed development, if any.
11. A building life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). In addition, the applicant shall ensure that advice provided by the guidelines in relation to the development management process (section 6.0) is followed.
12. Construction and Demolition Waste Management Plan.
13. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018).

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 Childcare Committee

Tom Rabbette
Assistant Director of Planning
, 2019