



**An  
Bord  
Pleanála**

**Case Reference:**

**ABP-303826-19**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Notice of Pre-Application Consultation Opinion**

---

**Case Reference: ABP- 303826-19**

**Proposed Development: 116 no. residential apartments, open space, ESB substation and associated site works. Walled Garden, Gort Mhuire, Dundrum, Dublin 14.**

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. A detailed landscape plan to address appropriate pedestrian permeability and connectivity within the development site following natural desire lines to apartment entrances and amenities and recreational facilities within the site; details of all proposed boundary treatments including that adjacent to Gort Mhuire; proposals for hard and soft landscaping including street furniture,

where proposed; details of proposed cycle parking provision and design, particularly where proposed adjacent to the protected walls; potential pedestrian connection to school lands (if feasible); retention of mature trees and details of public art to be provided.

2. Detailed conservation report to include:
  - design rationale to support the design, height, scale and massing of the development in the context of its historic setting. Report should specifically address potential structural and visual impact of the apartments on the protected walls and outbuildings and the impact of the development on its wider context, notably on the character and setting of Gort Mhuire House and should be supported by appropriate graphic and photographic information;
  - detailed photographic record of protected outbuildings and details of all interventions and specification of works to be carried out to this structure and the protected walls in accordance with best conservation practice;
  - detailed structural/condition survey of the perimeter walls to include elevation survey drawings along the entire length of the walls, divided into sections to reflect any changes in the composition/structural stability and identifying areas of deterioration or loss of mortar, analysis of the method of construction, mortar analysis and a method statement for any repairs necessitated;
  - detailed structural report setting out the measures proposed to ensure the integrity and stability of the protected walls during the construction phase.
3. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. 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.
4. 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.

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. Minister for Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce — the National Trust for Ireland
7. Dun Laoghaire Rathdown County Childcare Committee



Tom Rabbette

Assistant Director of Planning

23<sup>rd</sup> April, 2019

5. Photomontages/CGI's to include additional views from Gort Mhuire complex and Wyckham Avenue.
6. A detailed analysis of car parking and bicycle parking demand and proposed parking strategy on the site particularly in the context of the proximity of the site to the LUAS and Dublin Bus Services. To include a statement on particular measures to implement and manage the proposed car club spaces and how proposed car parking spaces will be allocated and managed. A full justification as to why basement car parking cannot be facilitated should be provided.
7. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.
8. A Mobility Management Plan.
9. 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.
10. Additional drainage details having regard to the report of the Drainage Division of the planning authority, as contained in submission received by An Bord Pleanála on the **26<sup>th</sup> of March** 2019 from Dun Laoghaire Rathdown County Council.
11. Daylight and Sunlight Analysis of all blocks including living room accommodation.
12. Detailed plans and cross sections indicating how overlooking between residential blocks will be minimised.
13. Construction and Environmental Management Plan to include a plan for the treatment and removal of Japanese Knotweed and a Traffic Management Plan during the construction phase.
14. Waste Management Plan including measures to appropriately screen and landscape any external refuse storage areas.
15. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
16. Phasing Plan to include appropriate site protection and remediation works to the garden walls and outbuildings within the 1<sup>st</sup> phase of development.