



An
Bord
Pleanála

**Case Reference:
ABP-304358-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 109 no. apartments, cafe and associated site works.
Building 5, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16.**

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. Public Realm

Further consideration of documents as they relate to the interface of the development with the public realm and in particular that development appropriately responds to the sites context along the Sandyford Road. Consideration should be given to the relocation of the substation and omission/relocation of the service doors along Sandyford Road. Further clarity required regarding the treatment of the podium at street level and landscaping proposals. Detail should also be provided regarding the treatment of the public

realm and streetscape along the existing service road to the rear of the site. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Sunlight and Daylight

Further consideration of documents as they relate to the layout of the development in order to achieve an improved level of sunlight and daylight access to ensure that the apartments are afforded a sufficient degree of amenity. Further consideration of this issues may require an amendment to the documents and/or design proposals submitted.

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 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.
2. 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.
3. 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 and also due to the fact that it is served by a large multi storey car park. 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.

4. Detailed drawings, sections, elevations and CGI's showing the treatment of the public realm along the Sandyford Road and to demonstrate that the development provides an appropriate interface and treatment of the public realm.
5. Further overshadowing analysis of the development in the context of surrounding residential development including Herbert Hill, Ridgefort Apartments and apartments in DTC to the south west.
6. Detailed landscape plan that ensures the principles of universal access are adhered to.
7. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
8. 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.
9. 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 28th of May 2019 from Dun Laoghaire Rathdown County Council.
10. Taking in charge plan.

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. Minister for Culture, Heritage and the Gaeltacht

4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. 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

June, 2019