



An  
Bord  
Pleanála

**Case Reference:  
ABP-304426-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 100 no. residential units and associated site works.  
Dalguise House, Monstown Road, Monkstown, 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. Principle of proposal:**

Further consideration/justification of the documents as they relate to the principle of the proposed development in the context of the overall re-development of Dalguise House and associated lands. The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the overall lands and should address why the proposed development could not be considered to be ad hoc, piecemeal, premature development in the absence of

proposals for the redevelopment of the wider lands within the applicant's ownership at this location. The further consideration of these 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, including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development in the immediate and wider area and which illustrates the topography of the site. Details should include the relationship between the proposed blocks and any future development on adjacent lands within the applicants ownership. Details should also include interactions with the Protected Structure, Dalguise House, and associated lands; boundary treatments; public realm and ground floor elevational treatments.
2. An Architectural Heritage Impact Assessment considering the location of the subject site relative to Dalguise House, a Protected Structure, which includes for photomontages showing the proposed development relative to Dalguise House.
3. Contour/site level map accurately and legibly showing levels across the site.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development. Specific attention should be paid to lower ground floor units within Block A.

5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Additional cross sections, CGIs and visualisations should be included in this regard.
6. Justification for lack of childcare facility which includes childcare demand analysis and likely demand for childcare places resulting from the proposed development.
7. A detailed phasing plan for the proposed development.
8. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
9. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in Appendix B of their Opinion.
10. Ecological Survey which includes a site layout plan indicating the full extent of tree retention and removal, together with details of proposed tree protection measures during construction.
11. Waste management details
12. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report should specifically address proposed materials, finishes and detailing which seek to create a distinctive character for the development, avoiding blank facades, dead frontage and render finishes. The documents

should also have regard to the long term management and maintenance of the proposed development.

13. A schedule of floor areas for all proposed units
14. Site Specific Construction Management 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. Department of Culture, Heritage and the Gaeltacht
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce-the National Trust for Ireland
6. Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
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.

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Tom Rabbette

Assistant Director of Planning

July, 2019