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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: 108 apartments and associated site works.  
Love Lane, Dargle Road, Bray, 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. N11/M11 Junction 4 to Junction 14 Improvement Scheme**

Further consideration of documents as they relate to the compatibility of the development with the delivery of the N11/M11 Junction 4 to Junction 14 Improvement Scheme having regard to the detailed technical note submitted by Arup Consulting Engineers to An Bord Pleanála on the 3<sup>rd</sup> of September 2019. The applicant is advised to consult further with the Planning Authority/TII on this matter. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

**2. Architectural Approach and Visual Impact**

Further consideration of the documents as they relate to the development strategy for the site, in particular the architectural approach and the quality of the design. In this regard, the prospective applicant should satisfy themselves that the development strategy for the site as it relates to height, density,

design, elevational treatment and materials and finishes provides the optimal architectural solution for this elevated and visible 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 sites context and locational attributes.

### **3. Open Space and Landscaping**

Further consideration of the documents as they relate to the open space including the configuration of the layout as it relates to the creation of high quality, functional and amenable public open spaces with maximum surveillance, amenity and pedestrian connectivity should be given further consideration, particularly having regard to the topography of the site, the need to provide universal access and the need to have an inviting public realm that is not dominated by car parking. The need to appropriately address the area of the site adjacent to the County Brook Stream and protect the biodiversity of the site should also be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

### **4. Works to Love Lane/Blind Lane**

Further consideration of the documents as they relate to provision of safe vehicular, pedestrian and cycle access from Blind Lane/Love Lane. The submitted documentation should clarify the extent of works to that road that would be part of the proposed development and specify whether any other works would be required to provide for safe vehicular, pedestrian and cyclist access along this road and who would be responsible for their implementation. Clarity should in particular be provided regarding how appropriate pedestrian connections to the wider area will be facilitated.

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 the provision of appropriate communal open space within the development having regard to the topographical variation across the site. The plan should demonstrate:
  - (i) How pedestrian permeability and connectivity through the site will be achieved having regard to the principles of universal access;
  - (ii) Details of all proposed boundary treatments particularly along Love

- Lane/Blind Lane and the Upper Dargle Road;
- (iii) Internal boundary treatment;
  - (iv) Proposals for hard and soft landscaping;
  - (v) Details of proposed cycle parking provision and design;
  - (vi) Trees to be retained and proposed protection measures;
  - (vii) Provision of appropriate play facilities for a range of age groups;
  - (viii) Areas to be taken in charge;
  - (ix) Details of any proposed pedestrian footpaths and connections and public lighting.

The landscape drawing and associated report should also detail measures to protect the County Brook Stream during the implementation of landscaping works.

2. A full geotechnical assessment to include a detailed assessment of the stability of the bank over the County Brook and measures to be undertaken to ensure no increase risk of bank slippage, flood risk or damage to the water quality of the County Brook during or post development.
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. The use of render is considered inappropriate at this location.
4. Landscape and Visual Impact Assessment with photomontages and 3D modelling. Photomontages/CGI's to include additional views from the M11, the Upper Dargle Road and Love Lane/Blind Lane.
5. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.
6. A Mobility Management Plan.
7. 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.
8. 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 2<sup>nd</sup> of September 2019 from Dun Laoghaire Rathdown County Council.

9. Daylight and Sunlight Analysis.
10. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
11. Archaeological Impact Assessment.
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). 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. Inland Fisheries Ireland
6. Dun Laoghaire Rathdown County Childcare Committee

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Rachel Kenny  
Director of Planning  
September, 2017