



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP- 305864-19**

**Proposed Development: Demolition of structures associated with 'White Lodge and 'Dalguise House', construction of 300 no. dwelling units (24 no. houses, 276 no. apartments), creche, conversion of 'Dalguise House' and associated site works.**

**Dalguise House (a protected structure), Monkstown 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 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. Submission of an Architectural Impact Assessment having regard to the both the impact on Dalguise House, other existing structures within the curtilage and the character and setting of the Dalguise House and the Monkstown Architectural Conservation Area (ACA). It is required that any documentation

complies with the criteria as set out in Section 6.4.15 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and any other relevant policies and objectives for the site relating to built heritage.

2. A detailed landscaping plan integrating any relevant recommendations from Arborist Report and the Parks Section of DLRCC, in particular the treatment of Category A trees and having regard to the objective in the Dun Laoghaire-Rathdown County Development Plan 2016-2022 to preserve trees and woodlands on the site.
3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to compliance with any relevant guidelines. The report shall include full and complete drawings illustrating daylight and sunlight analysis for existing residents and proposed apartments and all open space areas.
4. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.
5. A Site-Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.

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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
2. The Heritage Council,
3. An Taisce-the National Trust for Ireland,
4. An Comhairle Ealaoin,
5. Failte Ireland

6. Irish Water

7. 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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Assistant Director of Planning  
,2019