



An
Bord
Pleanála

**Case Reference:
ABP-306259-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 154 no. apartments and all associated site works.
Dean's Grange Road, Deansgrange, 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.

Scale and Massing

Further consideration/justification of the documents as they relate to the scale, form, visual impact, materials and finishes to the proposed building, in particular the seven-storey block to the north east of the site. The further consideration / justification should address the proposed scale and massing given, inter alia, the receiving environment, including single storey and two storey development in proximity of the site on the opposite side (east) of Deansgrange Road and location on the northern fringe of the Deansgrange Neighbourhood Centre (NC zone). 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 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. Particular regard, being had to clear identification (colour coded plans) on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect.
2. Detailed drawings of all external communal amenity terraces, internal multi-functional spaces and detailed 6th floor plan drawing, specifically detailing in full apartment A6001 (one bed 2 person).
3. Detailed sections, elevations, including a CGI of the site from the Deansgrange Road to demonstrate that the development, footpath set back and proposed tree lines boulevard, provides an appropriate interface and treatment of the public realm.
4. Site layout plan to be reviewed in context of DMURS and consideration of Objective P14 of the Deansgrange LAP pedestrian connection to the cemetery from Deansgrange Road and vehicular access to basement level car park given its proximity to the terrace of a ground floor residential apartment.
5. Response to issues raised in Parks and Landscape Services/Public Realm report dated 24.01.20, accompanying the PA Opinion dated 27.01.20.
6. Response to issues raised in the Drainage Planning report dated 10.01.20, accompanying the PA Opinion dated 27.01.20.

7. Clarification at application stage regarding connection to water and drainage infrastructure having regard to issues raised in the Irish Water submission dated 3rd December 2019.
8. 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. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. 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.
9. Response to issues raised, in point 5 specifically, of the planning authority opinion, dated 27/01/2020 in relation to the potential for unreasonable overlooking from the west facing balconies and windows of the proposed development.
10. Internal daylight/sunlight analysis to ensure adequate amenity of future residents and including areas of open space in the assessment.
11. Childcare demand analysis by way of assessment and report on demographic profile of the area including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development.
12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
13. Site Specific Construction and Demolition Waste Management Plan.
14. A Shadow Impact Assessment of the development on the wider area.

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. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. Heritage Council
7. Fáilte Ireland
8. 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
March, 2020