



An  
Bord  
Pleanála

**Case Reference:  
ABP-306571-20**

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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: Demolition of existing structures, construction of 126 no. apartments and associated site works.**

**Falmore, Falls Road, Dublin 18.**

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. Development Strategy**

Further consideration and/or justification of the documents as they relate to design strategy for the site. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site is the optimal architectural solution for this site, and that the density is appropriate to this location. In this regard further consideration is required for the design and configuration of the layout particularly in respect of:

- (a) The residential density.
- (b) The design, height, scale, massing and siting of the blocks.
- (c) Materials and elevational treatments.
- (d) Connectivity and permeability through the site.
- (e) Amenity spaces.

Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

## **2. Architectural Heritage**

Further consideration and/or justification of the documents to justify the demolition of Falmore, including development and design strategy assessment which considered its possible retention and incorporation in to a future SHD scheme.

## **3. Visual Impact Assessment**

Further consideration and/or justification of the documents as they relate to the development strategy of the site in respect of, but not limited to:

- (a) Long views of the site.
- (b) Localised impact on adjoining residential properties and when viewed from the Falls Road.

The further consideration of these issues may require an amendment to the documents and/or design proposal submitted at application stage.

## **4. Falls Road**

Further consideration and/or justification of the document as they relate to the development strategy for the site in respect of:

- (a) Realignment of Falls Road.

## **5. Childcare**

Further consideration and/or justification of the document as they relate to the development strategy for the site in respect of the provision of childcare facilities on site.

## 6. Drainage

Further consideration and/or justification of the document in respect of the issues raised in the Submission from Irish Water dated 12th March 2020.

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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Dun Laoghaire Rathdown County Council.  
(b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed development and the works at Falls Road.

- (c) A Carparking Strategy and Mobility Management Plan.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.
  5. A Social Infrastructure Audit.
  6. Respond to issues raised in the PA Opinion dated 3rd March 2020.
  7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
  8. (a) An Arboricultural assessment, Tree Constraints Plan and Tree Retention Strategy.  
(b) A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.  
(c) Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
  9. A draft construction management plan and a draft waste 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. Transport Infrastructure Ireland.
3. 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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Rachel Kenny

Director of Planning

May, 2020