



An
Bord
Pleanála

**Case Reference:
ABP-306951-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 258 no. apartments, creche and associated site works.
Lands at Murphystown Way, 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 the scale, massing and proportions of blocks and of feature elements including detail of how all of the individual elements come together to form a coherent character for the scheme overall. The further consideration should address the level of differentiation between lower elements and features elements and address the relationship with existing contiguous development (under construction) on the adjoining Glencairn site.

Further consideration and / or justification of the documents as they relate to the architectural detailing and materiality of the scheme.

Regard should be had to the sites prominent location along the M50, Luas Line and Murphystown Way and the need for an architectural design of high quality at this location. Regard should also be had to the need for consistency in architectural expression and materiality across the scheme and for high quality material finishes on prominent / external elevations.

The further consideration / justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Architectural Heritage Protection, Guidelines for Planning Authorities (2011); the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Ballogan & Environs Local Area Plan 2019-2026.

2. Residential Amenity

Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the portion of dual aspect units; daylight and sunlight access to units and spaces; micro-climate / wind impacts; and inward noise impacts. The further consideration in respect of dual aspect units should have regard to the requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018), SPPR 4. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. The prospective applicant is advised to address the following in the documents submitted:

- (a) Provide evidence that Irish Water has confirmed that it is feasible to provide water and wastewater services and that the relevant networks have the capacity to service the development. This application should address, inter alia, the issues raised in the submission received by An Bord Pleanála from Irish Water.
- (b) Address the matters raised in the Report of the Drainage Division of Dun Laoghaire Rathdown County Council in relation to surface water drainage and outfall during flood conditions, as contained in the PA's submission dated 26th May 2020.
- (c) Include further detail in relation to the design and operation of the proposed road link from Murphystown Way (both as a cul-de-sac and as a through road) including details of proposed embankments and of future access to the adjoining school site. The details should address the matters raised in the Report of the Transportation Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated 26th May 2020. Furthermore, the details should demonstrate that the design of the roadway and finished levels will support future extension of this roadway over the M50.
- (d) Include further detail in relation to the interface with streets and open spaces including details in relation to any transitions in ground levels.
- (e) Provide further justification for the level of car and cycle parking proposed and detail the design of cycle parking spaces and secure storage areas. The justification should include an analysis of car and cycle parking demand that is likely to be generated by the proposed development taking account of the locational context and level of connectivity (by all modes) to services and employment generators.
- (f) Provide an assessment of potential ecological impacts arising from the proposed development based on up to date ecological surveys of the site.
- (g) Provide updated Sunlight and Daylight Analysis (based on a representative sample of units that includes assessment of worst-case scenarios); updated Wind and Microclimate Analysis (including details of any proposed mitigation measures); and an Inward Noise Assessment.
- (h) Include a site layout plan showing the extent of the residential and open space zonings within the site and a clear justification for any development

proposed within the open space zoned lands, having regard to the permissible categories of development within the land use zoning matrix (Table 8.3.10) in the Dun Laoghaire Rathdown Development Plan.

2. An updated Visual Impact Assessment that includes photomontages, cross sections, axonometric drawings and CGIs. The assessment should address key views from the M50 and associated overbridges, key views along the Luas Line and key views along Murphystown Way.
3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
4. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance of the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
5. A Building Life Cycle Report that includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2018 Guidelines on Design Standards for New Apartments.
6. A detailed phasing plan for the proposed development.
7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

8. Information for the purposes of screening for EIA as set out in schedule 7A of the Planning and Development Regulations 2001 (as amended) where the application is not accompanied by a full EIAR. The information should be submitted as a standalone document and refer to the potential for cumulative effects in conjunction with other permitted and planned housing and road developments in the 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. Transport Infrastructure Ireland
2. National Transport Authority
3. Commission for Railway Regulation
4. Irish Water
5. Irish Aviation Authority
6. Minister for Culture, Heritage and the Gaeltacht
7. Heritage Council
8. Inland Fisheries Ireland
9. An Chomhairle Ealaíon
10. Fáilte Ireland
11. An Taisce
12. Dun Laoghaire Rathdown 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.

Rachel Kenny/Tom Rabbette

Director of Planning/Assistant Director of Planning

,2020