



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-306989-20**

**Proposed Development: Alterations to Phase 1 permission of 45 no. apartments of previous permitted Reg.Ref:D17A/0950 and ABP-300745-19 to provide a total of 105 no. apartments and associated site works.**

**Frascati Centre, Frascati Road, Blackrock, 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. Rationale for the proposed height of the development which should include consideration of all phases within the development. The rationale should be informed by both design consideration and potential impact upon adjoining

residents' amenity. A resulting explanation should be provided for the suitability of parts of the site for the inclusion of taller elements. The application should be accompanied by a material contravention statement where heights exceed local planning policies for the area.

2. Drawings should illustrate the proposed buildings without any obstruction from landscaping or planting elements. Separate drawings detailing the inclusion of green walls should also be provided.
3. Elevation drawings should include dimensions, including maximum heights from ground level and also indicate the additional height proposed over previously permitted elements (for example, the podium car park). A plan showing separation distances between the development and to existing dwellings should also be included, annotating key distances to boundaries, buildings and windows.
4. Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
5. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development. 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.
6. A plan of the proposed open space clearly delineating public, semi-private and private spaces should also be provided, as well as a detailed breakdown of the total area of same. These plans should clearly highlight how the proposals provide for an appropriate variety and suitable location(s) of children's play spaces.
7. Comprehensive landscaping proposals to be submitted. Detail of the landscaping of podium areas to include planting depths, irrigation method and maintenance regime. Precedent schemes for podium gardens with similar

size/scale planting required. Usability of podium gardens for residents to be considered with definition of spaces for different types of use i.e. BBQ, exercise, play and areas that are more private. Topographical survey of the site and detailed cross sections to indicate existing and proposed ground levels across the site, proposed FFL's, road levels, open space levels, drainage infrastructure, landscaping, etc. relative to each other and relative to adjacent lands and structures including public roads. Cross sections to the rear gardens of properties in Frascati Park should also be included.

8. Rational for the location of private amenity spaces to studio apartments and the type of treatment/planting to be included that will be suitable for the location/aspect.
9. Detailed report with supporting drawings of the green wall elements to be included. This should include reference to successful precedents local to the subject site, with use of similar or same planting species. Illustrations of the green wall after completion, and after 1, 2, 3 years etc. should be included to demonstrate the length of time that will be needed before full growth will be achieved. Detail of the maintenance regime required with reference to any experience the maintenance team have with green wall treatments. Contingency plans in the event of extreme weather events, disease or failure of planting should also be included.
10. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas. The methodology for daylight and sunlight analysis should provide consideration of existing residential dwellings. Where alternative BRE values are relied upon as part of the assessment of existing residential dwellings, up to date floor plans and a clear rationale should be provided. If accurate floor plans cannot be sourced, default BRE values should be applied. Reference should also be included in relation to BRE guidance on existing development constructed proximate to the boundary of a development site.

11. Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to consider the existing and proposed car parking provision in the context of the available car parking at the Frascati Centre and the existing and projected demand for same with regard to current and proposed land uses at the Centre, also details of car parking management and segregation between uses.
12. Landscape and Visual Impact Assessment with photomontages, to include, consideration of visual impacts on the surrounding residential areas.
13. Traffic and Transport Impact Analysis, to be prepared in consultation with Dun Laoghaire Rathdown County Council.
14. Road Safety Audit and Quality Audit.
15. Rationale for proposed childcare provision (or omission of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
16. AA Screening Report.
17. Water infrastructure proposals to meet the requirements outlined in the submission on file of Irish Water dated 8th May 2020.

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. The Heritage Council

**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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Tom Rabbette  
Assistant Director of Planning  
June, 2020