



An  
Bord  
Pleanála

**Case Reference:  
ABP-307162-20**

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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 buildings, construction of 290 no. apartments, childcare facility and associated site works.**

**The Goat, Goatstown, Dublin 14.**

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. Proposed Mix of Land Uses**

Having regard to the 'NC Neighbourhood Centre' land use zoning objective pertaining to most of the application site, the applicant is advised to submit a justification / rationale for the proposed quantum of residential, commercial and retail development within the scheme with regard to the site specific guidance provided in sections 3.4 and 6.2 of the Goatstown Local Area Plan 2012 (as extended), also

Table 6.1 of same. The applicant is advised to consider the Neighbourhood Centre function of the site in the wider area in this regard.

The applicant is also advised to note the definition of Strategic Housing Development set out in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), in particular the following:

- (i) the cumulative gross floor area of the houses, student accommodation units, shared accommodation units or any combination thereof, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation or shared accommodation to which the proposed alteration of a planning permission so granted relates, and
- (ii) the other uses cumulatively do not exceed—
  - (I) 15 square metres gross floor space for each house or 7.5 square metres gross floor space for each bed space in student accommodation, or shared accommodation, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square metres gross floor space for such other uses in any development, or
  - (II) such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation or shared accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development as may be prescribed;

The applicant is advised to clarify how the proposed development meets the above definition of Strategic Housing Development with regard to the quantum of land uses proposed.

## **2. Building Height**

Further consideration of the documents as they relate to the building heights proposed in the development, including visual impacts, impacts on residential amenities and the achievement of a satisfactory transition in scale between the proposed development and adjacent properties. This consideration and justification

should have regard to, inter alia, the guidance provided in the Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the site specific guidance provided in the Goatstown Local Area Plan 2012 (as extended) and Policy UD6 of same and the Urban Developments and Building Height Guidelines for Planning Authorities 2018. The applicant is to consider whether the development constitutes a Material Contravention of the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022. If considered necessary, the applicant is to submit a Material Contravention Statement and to publish a Newspaper Notice in accordance with the requirements of section 8(1)(a)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

### **3. Potential Impacts on Residential and Visual Amenities**

Further consideration/justification of the documents as they relate to potential impacts on residential and visual amenities at Drummartin Terrace and Birchfield Lawn and other adjacent residential areas to include:

- Detailed elevations and cross sections indicating existing and proposed levels relative to the adjoining public roads and to adjacent residential properties and open spaces within Drummartin Terrace and Birchfield Lawn.
- Visual Impact Assessment to include verified photomontages of the development from Drummartin Terrace and Birchfield Lawn as well as adjoining public roads. The VIA should include views of the development with both winter and summer vegetation and include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
- Assessment of overshadowing and impacts on natural daylight in adjacent habitable rooms, communal open spaces and private amenity areas having regard to BRE guidance.
- The proposed development is to be designed to avoid direct overlooking of adjacent residential properties.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

#### **4. Road Frontages and Interaction with the Public Realm at Taney Road and Lower Kilmacud Road**

Further consideration/justification of the documents as they relate to the development frontages to Taney Road and Lower Kilmacud Road and to the public open spaces within the scheme to address the following issues:

- Provision of active frontages to public roads and at public spaces within the scheme in accordance with the site specific objectives set out in the Goatstown LAP;
- Provision of a positive contribution to the public realm at both road frontages, to include boundary treatment, pedestrian and cycle facilities and hard and soft landscaping;
- Delivery of a high quality of public realm and way finding at the public open spaces within the development, including detailed landscaping proposals and consideration of microclimate impacts;
- Delivery of façades that relate well to surrounding development, with a high quality of design and finish, to include consideration of the existing building lines, heights and setbacks at this location;
- Provision of safe vehicular, pedestrian and cycle access to the development with regard to DMURS and to the safe provision of accessible car parking and cycle parking, to include consideration of the proposed set down area on Taney Road and 'drop off zone' at Lower Kilmacud Road;
- Letter of consent from Dun Laoghaire Rathdown County Council or any other relevant landowner to carry out any proposed works outside the red line site boundary;
- Applicant is requested to ensure provision of an adequate public footpath with landscaping as well as a National Cycle Manual standard cycle track / lane on all site frontage;
- Provision of satisfactory public lighting.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed 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. Housing Quality Assessment.
2. 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 specific habitable rooms within the development, in communal open spaces and in public areas within the development.
3. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaped areas, pathways, entrances and boundary treatment/s. 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. The report should also demonstrate that the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed height and design strategy having regard to inter alia, national and local planning policy, the site's context and locational attributes.
4. Comprehensive landscaping proposals to include details of hard and soft landscaping, outdoor exercise equipment (if provided), boundary treatments, delineation of public and communal open space provision, pedestrian and cycle facilities, public lighting, car and cycle parking areas and refuse storage areas.
5. 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.

6. Rationale for proposed car parking provision with regard to development plan car parking standards, to consider the proposed car parking provision in the context of the available pedestrian and cycle facilities and public transport connections in the area, also details of car parking management for each of the proposed land uses and a Mobility Management Plan.
7. Rationale for proposed cycle parking provision – quantum, design and layout.
8. Statement of Compliance with the Design Manual for Urban Roads and Streets (DMURS).
9. Road Safety Audit and Quality Audit.
10. Surface water drainage proposals to address issues raised in the report of DLRCC Drainage Planning Section dated 20th May 2020.
11. AA Screening Report.

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. Failte Ireland (in relation to the provision of tourist accommodation at the development)
5. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)

**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  
July, 2020