



An  
Bord  
Pleanála

**Case Reference:  
ABP-307242-20-20**

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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 structure, construction of 153 no. apartments and associated site works.**

**Lambs Cross/Crohamhurst, Sandyford 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 to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Further consideration and / or justification of the documents as they relate to compliance with the Neighbourhood Centre zoning objective that relates to part of the site. The further consideration and / or justification should address the mix, range and type of uses proposed having regard to the provisions of the Dun Laoghaire Rathdown Development Plan 2016-2022 in relation to the role and function of Neighbourhood Centres.

2. Further consideration and / or justification of the documents as they relate to the capacity of the road network in the area to cater for the proposed development. The further consideration and / or justification should address the matters raised in the submissions received from the PA dated 25<sup>th</sup> June 2020 in relation to prematurity pending the completion of the Blackglenn Road Improvement Scheme.
  
3. Further consideration and / or justification of the documents as they relate to the development strategy for the site. The further consideration and / or justification should address the following matters:
  - (i) The density of development proposed having regard to the site's outer suburban location and its accessibility to high frequency public transport, employment and ancillary services and amenities;
  - (ii) The height, scale and massing of the proposed blocks and how the development respond to the receiving environment (existing and permitted developments);
  - (iii) The architectural expression and detailing of the blocks, including but not limited to materiality, composition of the elevations and the interface with streets and open spaces, and
  - (iv) The quantum and quality of public and communal open space provision.

The further consideration / justification should have regard to, inter alia, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 (including the locational criteria in Chapter 2 and the guidance on car parking provision in Chapter 4), the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets 2013; and the Dun Laoghaire Rathdown Development Plan 2016-2022.

4. Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the potential for overlooking, overshadowing and overbearing impacts on existing and permitted residential units, and daylight and sunlight access to units and amenity areas within the development.

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. The prospective applicant is advised to address the following in the documents submitted:
  - (a) Provide a justification for the level of car parking proposed. The justification should include an analysis of car parking demand taking account of the site's location and the level of connectivity (by all modes) to services and employment.
  - (b) Provide additional details in relation to the wastewater connection. The details should address the matters set out in the submission received from Irish Water, dated June 2020, in relation to the need for network upgrades.
  - (c) Provide additional drainage details. The details should address the matters raised in the Report of the Drainage Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated June 2020.
2. A Housing Quality Assessment that sets 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.

3. 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.
4. An Architectural Design Statement. The statement should include a justification for the proposed development, having regard to inter alia urban design considerations, visual impacts, site context, locational attributes and national and local planning policy. The statement should specifically address the height, scale and mass of the blocks, the relationship with contiguous development and the interface along key frontages.
5. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
6. A Landscaping Plan. The plan should include a schedule of open space and address the design and function of open spaces within the development. The plan should also address matters raised in the PA's submission dated 25<sup>th</sup> June 2020, relating to boundary treatments; and the interface with and access to open space zoned lands to the west of the site.
7. Contextual plans and contiguous elevations, sections and computer generated images that details the relationship between the proposed blocks and the relationship between the proposed development and existing and permitted contiguous development in the area.
8. A Visual Impact Assessment that is supported by Verified Imaged / Photomontages from key vantage points.
9. An updated Ecological Impact Assessment. The assessment should address the potential impact on Badgers and Bats.

10. Social Infrastructure Capacity Assessment including School Demand Assessment and Childcare Assessment.
11. Sunlight and Daylight Analysis.
12. Inward Noise Assessment.
13. Tree survey.
14. Phasing plan.
15. Taking in charge layout.
16. Construction Waste Management Plan.
17. Construction and Environmental Management Plan.
18. Operational 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. **Transport Infrastructure Ireland**
2. **National Transport Authority**
3. **Irish Water**
4. **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.

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Tom Rabbette

Assistant Director of Planning

October, 2020