



An
Bord
Pleanála

Case Reference:
ABP-307348-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Construction of 100 residential units (31 no. houses and 69 no. apartments) and associated site works. Blackglen Road, Sandyford, 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. 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 Planning Authority dated 18th August 2020 in relation to prematurity pending the completion of the Blackglen Road Improvement Scheme.

2. 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) Interface with Blackglen Road and Slate Cabin Lane.
- (ii) The quantum and quality of public and communal open space provision.
- (iii) Treatment of the stream along the southern boundary
- (iv) The layout of the development, hierarchy of open space, compliance with DMURS and provision of connections with adjoining lands and surrounding area.

These should also include 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.

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.

3. 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 adjoining residential properties and proposed residential units within the scheme, 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 additional details in relation to the wastewater connection. The details should address the matters set out in the submission received from Irish Water, dated 16th July 2020 in relation to the need for network upgrades.
 - b) 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 Planning Authority's Opinion dated 18th August 2020.
 - c) 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.
 - d) Provide additional traffic and transportation details. The details should address the matters raised in the Report of the Transportation Planning Division of Dun Laoghaire Rathdown County Council, as contained in the Planning Authority's Opinion dated 18th August 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 for the apartment block 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. A Landscaping Plan.
 - a) This 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 Planning Authority's Opinion dated 18th August 2020, relating inter alia to the ESB wayleave, to boundary treatments and the interface with the stream along the southern boundary and access to Slate Cabin Lane.
 - b) Response to issues raised in the Parks & Landscape Services Report included in the Planning Authority Opinion received by An Bord Pleanála on 18th August 2020.
5. Contextual plans and contiguous elevations, sections and computer generated images that details the relationship between the proposed apartment block, Duplex and houses and the relationship between the proposed development and existing and permitted (if any) contiguous development in the area.
6. A Visual Impact Assessment that is supported by Verified Imaged / Photomontages from key vantage points given the location of the site within the Barnacullia Landscape Character Area.
7. An Ecological Impact Assessment. The assessment should address the potential impact on Badgers and Bats and include relevant surveys.
8. Social Infrastructure Capacity Assessment including School Demand Assessment and Childcare Assessment.
9. A draft Construction Management Plan, draft Construction and Demolition Waste Management Plan and a draft Waste Management Plan.

Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the

Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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.

Tom Rabbette
Assistant Director of Planning
November, 2020