



An  
Bord  
Pleanála

**Case Reference:  
ABP-307439-20**

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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: 464 no. apartments, creche and associated site works. Former Blakes and Esmonde Motors Site Lower Kilmacud Road, Stillorgan Road (N11) and The Hill Stillorgan 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 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.

#### **Height and Design Strategy**

1. Further consideration and/or justification of the documents as they relate to the height and design strategy for the site, having regard to the policies and objectives of the recently adopted Stillorgan LAP 2018; the permitted heights on this site and other sites in the general vicinity; together with the capacity of the site to accommodate a development of the height, scale and massing proposed. The applicant is referred to the recently adopted Stillorgan LAP 2018, (adopted subsequent to the granting of permission for ABP-300520-17, which permitted a



maximum height of 9 storeys), in particular the 'Site Development Framework' prepared for the site (Table 4.5.3.2), contained therein. This Site Development Framework sets a benchmark height of five storeys across the site, with a landmark building of up to nine storeys at the corner of the N11/Lower Kilmacud Road junction. This landmark height reflects the height of the previously permitted development on the site (ABP-300520-17). In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height provides the optimal architectural solution for this site, in line with both local and national policy, and should submit a rationale/justification for the heights/setbacks proposed. CGIs, visualisations and cross sections, as necessary, should be submitted which clearly show the relationship between the proposed development and existing/permitted development in the immediate and wider area and which illustrates the topography of the area. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, should be submitted.

2. If the applicant continues with the height and design strategy as proposed in the documentation submitted, further consideration and/or justification of the documents as they relate to the proposed strategy for the development of the site in respect of the design and layout of the proposal, particularly with regards to the location of the landmark element of the proposal on the site is required. The applicant should also ensure that the transition between the landmark element and the lower elements of the proposal are designed to ensure that excessive massing or bulk in the overall design does not detract from the proposed landmark element. Particular regard should also be had to creating suitable visual relief in the treatment of elevations. An architectural report and urban design statement should be submitted with the application. The further



consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

### **Proposed Uses**

3. Further consideration and/or justification of the documents as they relate to the quantum of mixed use district centre facilities being proposed, having regard to the 'District Centre' zoning of the lands, as set out in the Dun Laoghaire Rathdown County Development Plan 2016, the objective of which is 'to protect, provide for and or improve mixed use district centre facilities'. 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. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. 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. Particular regard should also be had to details showing proposals for the treatment of the interface between the proposed buildings, private/communal open spaces and public realm. Pedestrian permeability through the site should be outlined. The applicant should note the provisions of the Stillorgan Village Area Movement Framework Plan (SVAMFP) (2017) in this regard. The documents should also have regard to the long term management and maintenance of the proposed development. Additional cross sections, CGIs and visualisations should be included in this regard.



2. Additional transportation details for the site having regard to the requirements of the Transportation Planning Division as indicated in their report, dated 04<sup>th</sup> August 2020, contained in Appendix B of the Planning Authority's Opinion.
3. Additional drainage details for the site having regard to the requirements of the Drainage Division as indicated in their report contained in Appendix B of the Planning Authority's Opinion, dated 07<sup>th</sup> July 2020. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices').
4. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.
5. A report that addresses issues of residential amenity (for existing residents of adjoining development, future occupants of proposed scheme and future residents of permitted but not yet constructed development in vicinity), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the proposed development shall be included.
6. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements. This should also include a schedule of floor areas for all proposed units, clearly setting out the aspect (single, dual, triple) of each unit.



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. **Department of Culture, Heritage and the Gaeltacht**
3. **Transport Infrastructure Ireland**
4. **National Transport Authority**

**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

