



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-308576-20**

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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: 103 no. units (101 no. apartments and 2 no. houses) and associated site works. Dalkey Manor, Barnhill Road, Dalkey, 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:

1. Further consideration and/or justification is required in respect of documents submitted in terms of details/mitigation of potential impacts on residential amenities of adjoining residential properties and impacts on adjoining lands, as well as the level of residential amenity afforded the future residents, specifically considering:
  - a) 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 individual rooms within the development, in communal open spaces and in public areas within the development.

- b) Further consideration of the Planning Authority suggestion with respect to the provision of internal floor to ceiling heights of minimum 2.7m at upper levels throughout the scheme, in order to optimise daylight, sunlight and ventilation to the internal spaces. Any consequent implications of this increased internal floor to ceiling height to the overall scheme, most particularly building height, would similarly require further examination.
- c) The impact on adjoining lands and residential properties should also form part of the assessment.

2. Visual Impact Assessment to include verified photomontages of the development from Dalkey Lodge, public roads and adjoining residential developments. The VIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible. Further consideration of the details and mitigation proposed, to ensure that the proposed development has been designed to avoid direct overlooking of adjacent residential properties and units within the scheme. The response should include a report that addresses issues of residential amenity (both of adjoining developments and future occupants), specifically with regards to overlooking, overshadowing, visual dominance 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 (permitted or built).

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. Clarification of the number of units and type of units proposed within the scheme which are proposed as Build to Rent and compliance with the Sustainable Urban Housing: Design Standards for New Apartments 2020, specifically the guidance on Build to Rent Development and SPPR7 and SPPR8 in particular.  
Comprehensive information regarding the nature of the proposed use should be submitted to facilitate assessment of this issue including details of the occupation, operation and management of the scheme.  
The response should also include a Report that addresses the quantum and quality of services, facilities and amenities proposed having regard to the future needs of the occupants of the proposed development. And a Site Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.
2. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the 2020 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2020 guidelines should also be submitted. 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.
3. An Architectural Impact Assessment having regard to the impact on Dalkey Lodge its character and setting.
4. A Historical Landscape Impact Assessment
5. An Archaeological Impact Assessment.
6. Tree Survey and Arboricultural Assessment.
7. Ecological Impact Assessment.
8. Justification/rationale for approach to Childcare provision.

- 9. (a)** The Car Parking Strategy for the proposed development, having particular regard to the quantum of residential parking proposed, how it is intended to be assigned and managed.

**(b)** A response to the issues raised in the report of the Transportation Division of Dun Laoghaire Rathdown County Council, as contained in the Planning Authority's Opinion dated 1st December 2020.
- 10.** A draft Construction Management Plan, draft Construction and Demolition Waste Management Plan and a draft Waste Management Plan and a draft Methodology Statement. These shall include details relation to excavation, enabling works, retaining structures and method of construction and excavations.
- 11.** Response to issues raised in the Drainage Section report, Parks & Landscape Services report, Environmental Enforcement Section report, Public Lighting report as contained in the Planning Authority Opinion received by An Bord Pleanála on 1st December 2020.
- 12.** A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
- 13.** The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.
- 14.** 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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
2. The Heritage Council
3. An Taisce
4. Irish Water
5. 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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Rachel Kenny  
Director of Planning  
March, 2020