



An
Bord
Pleanála

Case Reference:
ABP-309444-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 100 no. apartments and associated site works.
Loughlinstown, Cherrywood Road, 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. Zoning Objective and Institutional Designation

Further consideration and/or justification of the documents as they relate to the quantum of medical facilities being proposed (approximately 5% of the proposed development), having regard to the zoning 'Objective MH' of the site, as set out in the operative Dun Laoghaire County Development Plan 2016 which seeks 'to improve, encourage and facilitate the provision and expansion of medical hospital uses and services'.

In addition, further consideration and/or justification of the documents as they relate to the 'INST' designation of the overall lands, showing how the proposal complies with Policy RES5 and Section 8.2.3.4(xi) of the operative Dun Laoghaire-Rathdown County Development Plan 2016. In accordance with the above, the applicant is advised of the need to provide a masterplan for the overall institutional lands and demonstrate how the proposal assists in securing the aims of the 'INST' designation, as set out in the operative County Development Plan.

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

2. Height and Design Strategy

Further consideration and/or justification of the documents as they relate to the height and design strategy. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height, in the context of the concerns raised by the PA, provides the optimal architectural solution for this site and should submit a rationale/justification for the heights/setbacks proposed. Further justification/consideration of the documents as they relate to the overall block structure and the relationship between the block (height/scale/massing/proportions) and nearby properties should also be submitted. CGIs, visualisations and cross sections, as necessary, should be submitted which clearly show the relationship between the proposed development and existing development in the immediate and wider area; from strategic viewpoints within the Cherrywood SDZ and from strategic viewpoints along the M50 and N11; from viewpoints within St. Colmcille's hospital grounds, and which illustrates the topography of the area. The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments (2020) and local planning policy, the site's context and locational attributes.

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.

3. Traffic, Permeability and Parking Provision

Further consideration of the documents as they relate to proposed traffic movements and the concerns expressed by the Transportation Department of the PA in relation to sightlines and the creation of a traffic hazard, as set out in section 4 of the PA Opinion.

In addition, further consideration of cycle and pedestrian connections including legibility and permeability through the development site to St. Colmcille's hospital, N11 bus stops, Cherrywood Business Park, SDZ lands, LUAS stop and other surrounding areas. A layout plan highlighting such connections should be provided. The prospective applicant should address the concerns of the planning authority in relation to pedestrian facilities on Cherrywood Road and pedestrian access to Cherrywood, as set out in section 4 of the PA Opinion.

In addition, further consideration of the documents as they relate to car parking provision. The prospective applicant should satisfy themselves that the proposal provides the appropriate parking provision given the locational context of the site, national and local policy context and proximity of site to public transport facilities.

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 structure 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. Specific details should be submitted in relation to future maintenance of the proposed green wall. Particular regard should also be had to details showing proposals for the treatment of private/communal open spaces and public realm. Additional cross sections, CGIs and visualisations should be included in this regard. The documents should also have regard to the long-term management and maintenance of the proposed development and a Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long-term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2020 Guidelines on Design Standards for New Apartments.
2. Additional transportation details for the site having regard to the requirements of the Transportation Planning Division as contained in section 1.3(ii) of the Planning Authority's Opinion.
3. Additional drainage details for the site having regard to the requirements of the Drainage Division as contained in section 1.3(i) of the Planning Authority's Opinion. 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 report that addresses issues of residential amenity (for existing residents of adjoining development and future occupants of proposed scheme), specifically with regards to overlooking, overshadowing, overbearing and noise. The extent of single aspect, northern facing units should be addressed, together with single aspect units in close proximity to the gabion wall with hospital grounds. The report shall include full and complete drawings including levels, cross-sections and visualisations showing the relationship between the proposed development and adjoining residential development.
5. 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 and clearly indicate the aspect (single, dual, triple) of each unit.
6. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Information should include details of proposed tree protection measures during construction. In addition, details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Details in relation to the proposed riparian corridor and measures to protect and enhance biodiversity should also be submitted.
7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority.

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 Housing, Local Government & Heritage
3. Transport Infrastructure Ireland
4. National Transport Authority
5. Inland Fisheries Ireland
6. An Taisce-the National Trust for Ireland
7. Heritage Council
8. Dun Laoghaire Rathdown County 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.

Rachel Kenny

Director of Planning

June, 2021