



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-309697-21**

**Proposed Development: Demolition of existing structures, construction of 111 no. apartments and associated site works.  
Sommerville House, Dundrum Road, Dublin 14.**

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 constitute a reasonable basis for an application for strategic housing development.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application demonstrate/justify the suitability of the proposed site to accommodate the proposed height, residential density and housing mix with regard to the provisions of the current Dun Laoghaire Rathdown Development Plan and relevant national and regional planning policy

including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).

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 guidelines should also be submitted.
3. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, access to day light/sunlight, 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. The assessment shall also include assessment of proposed units within the scheme and communal open space areas.
4. An Ecological Impact Assessment.
5. An Archaeological Impact Assessment.
6. A Tree survey, Trees Constraints Plan, Tree Restoration/Replacement Plan and Arboricultural Assessment.
7. a) Traffic Impact Assessment

- b) Justification/rationale for the extent of car parking proposed, having regard to the location of the site and its proximity to public transport services. This should also include a Carparking Strategy and Mobility Management Plan.
  - c) Address issues raised in the Transportation Planning report included in the Planning Authority's Opinion dated the 26<sup>th</sup> April 2021.
8. Justification/rationale for approach to childcare provision.
9. Address issues raised in the Drainage Division report included in the Planning Authority's Opinion dated the 26<sup>th</sup> April 2021.
10. Address issues raised in the Irish Water Submission dated 16<sup>th</sup> April 2021.
11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority
12. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.
13. Where the prospective 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, as amended:

1. Irish Water
2. Dun Laoghaire Rathdown Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Stephen O' Sullivan  
Assistant Director of Planning  
, 2021