



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-309860-21

Proposed Development: 103 no. Build to Rent apartments and associated site works. Lands adjacent to "The Grange", Brewery Road, Stillorgan, Blackrock, 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 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. A detailed statement demonstrating how the proposed development ties in with the masterplan in terms of height strategy for the landholding, connectivity and integration with the wider area, in particular with regard to stepping forward of

the building line with the N11, quality of public realm and integration with Bus Connects.

2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards, planting details and delivery of connectivity to the public park to the south west. A response to the contribution suggested by the planning authority in accordance with Section 48(2)(c) of the Planning and Development Act 2000 in lieu of public open spaces provision to upgrade public open spaces in the vicinity and to provide connectivity to the public park to the south west.
4. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.
5. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (ii) Impact to any neighbouring properties, in particular No. 1 Grange Cottage, devoid of proposed and existing landscaping and trees.

- (iii) A response to issues raised, in page 15 of the CE report, dated 29th April 2021 in particular, in relation to the proximity of Block L and Block M and potential for daylight and sunlight impact to apartment units in Block M.
6. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
 7. Childcare demand analysis by way of assessment and report on demographic profile of the wider area, and including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development and development of overall lands within the applicant's ownership.
 8. A response to matters raised within the PA Opinion submitted to ABP on the 29th April 2021 in relation to quantum of resident services and amenities.
 9. A response to issues raised in the Drainage Planning Report dated 6th April 2021, and the Transportation Planning report dated 20th April 2021, accompanying the PA Opinion submitted 29th April 2021.
 10. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
 11. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all 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.
 12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

13. Site Specific Construction and Demolition Waste Management Plan.

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. National Transport Authority (NTA)**
- 2. Irish Water**
- 3. Transport Infrastructure Ireland (TII)**
- 4. The Minister for Culture, Heritage and the Gaeltacht,**
- 5. The Heritage Council**
- 6. An Taisce — the National Trust for Ireland**
- 7. Fáilte Ireland**
- 8. Dun Laoghaire Rathdown County 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.

Tom Rabbette
Assistant Director of Planning
September, 2021