



An
Bord
Pleanála

**Case Reference:
ABP-310416-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 130 no. apartments and associated site works.
Dolcain House, Monastery Road, Clondalkin, Dublin 22.**

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. Pedestrian and Cycle Access

Further consideration of the documents as they relate to pedestrian and cycle access to/from the proposed development is required, in particular how the nature of this access/movement may alter as a result of the change of use from 'employment' to residential use. Consideration should include recognition of desire lines to public transport connections, particularly the Red Cow Luas stop to the east. As part of this, a pedestrian/cycle movement safety audit which

would provide details of the scale of pedestrian movement associated with the existing office use, compared to that anticipated with the proposed residential use; along with a description of pedestrian and cycle routes from the site to surrounding areas; as well as any mitigation measures to ensure safe access and egress to the site for pedestrians and cyclists would assist, and demonstrate that these issues have been integrated in to the design of the scheme. Further consideration of this matter 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. Consideration is required of potential impacts upon the future residential populations of the proposed development on the site, resulting from the existing adjacent quarry use (noting that the applicant has no control over this use). Comprehensive air quality and noise assessments are required with monitoring of basis line levels to be undertaken from the subject site. Any mitigation should be clearly described alongside any measures to preserve mitigation features.
2. Consideration is required of any matters that have potential to be material contraventions of the Development Plan, with submission of a statement regarding the same if required.
3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public open space. Any deviation from policy requirements should be highlighted and consideration as to whether a material contravention arises.
4. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of

furniture/equipment will facilitate use of these spaces for both adults and children is also required.

5. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). The methodology of the BRE guidelines should be followed and clearly stated within the submitted assessment. Analysis of all proposed units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass (where a stacked arrangement to room use is proposed). APSH analysis of both the proposed accommodation and existing properties should be provided. Overshadowing analysis of all exterior amenity areas both within the development and in surrounding areas should also be provided.
6. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. 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.
7. If telecommunications equipment is located on existing structures on the site, consideration is required on any potential impact as a result of the proposed works.
8. Details of waste storage and collection.
9. Details of Part V housing and evidence of discussion with the housing authority regarding the same.
10. Additional details and/or revised proposals in relation to ecology and a bat survey having regard to the comments of the Planning Authority.
11. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.

12. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
13. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
14. 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.

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. The Department of Culture, Heritage and the Gaeltacht**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. Irish Water**
- 5. Transport Infrastructure Ireland**
- 6. National Transport Authority**
- 7. South Dublin 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

November, 2021