



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-311127-21**

**Proposed Development: Demolition of 5 no. houses and commercial unit, construction of 463 no. apartments, creche and associated site works.**

**Sunnyhill Park, Loughlinstown, 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, 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.

2. Cross-sections at appropriate intervals, photomontages, a 3D model and any other information deemed relevant, illustrating topography of the site and showing proposal relative to existing and permitted development in the vicinity, including Beechpark to the north, the Ramparts development to the south and existing dwellings along the N11 to the east.
3. Greater detailing of the architectural design and layout, and further consideration to the heights proposed and to the areas of amenity between the blocks to ensure that these areas are subject to passive surveillance and are not overshadowed by the blocks proposed.
4. Further consideration and demonstration of provision of future pedestrian and cycle links from the site to the north and south and to the north west. As a minimum this is likely to be required as a permeability connection to facilitate pedestrians and cyclists.
5. Further consideration for the future extension of the road to the boundary of the site with the Willow Park / Ramparts to the south and Beechpark to the north. Consideration of conditions attached to adjoining permissions.
6. Justification of tree loss, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.
7. An up to date Ecological Assessment, inclusive of a Bat Survey, a Habitat Management Plan, and full Tree and Hedgerow Survey, Protection, and Constraints plans.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked

to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

9. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
  - Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
  - Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.
10. Supporting design rationale should be given to improving residential amenity for future occupants by demonstrating the maximisation of sunlight to apartments and addressing issues to do with daylighting, overlooking and overshadowing.
11. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
12. 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.
13. A Site-Specific Flood Risk Assessment will be required for the proposed development.
14. A response to matters raised within the PA Opinion submitted to ABP on the 09<sup>th</sup> September 2021.
15. A response to issues raised in the Drainage Planning Report, the Transportation Planning report, and the Parks and Landscape Services report accompanying the PA Opinion.
16. 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.

17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

18. 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**
- 2. Irish Water**
- 3. Inland Fisheries Ireland (IFI)**
- 4. National Parks and Wildlife Services (NPWS)**
- 5. Transport Infrastructure Ireland**
- 6. The Minister for Culture, Heritage and the Gaeltacht,**
- 7. The Heritage Council**
- 8. An Taisce — the National Trust for Ireland**
- 9. Fáilte Ireland**
- 10. 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.

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Stephen O'Sullivan  
Assistant Director of Planning  
January, 2022