



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0022

Proposed Development: Mixed use scheme comprising 598 no student bedspaces, 103 no residential units, retail space and community sports hall. Former Blakes and Esmonde Motors, Lower Kilmacud Road and The Hill, Stillorgan, 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.

Accessibility, Permeability, Interaction with the Public Realm, Roads and Cycle Layouts.

1. Further consideration of the documents as they relate to accessibility, permeability, interaction with the public realm, roads and cycle layouts in the proposed development. This consideration and justification should have regard to, inter alia, the guidance provided in the Stillorgan Village Area Movement Framework Plan (April 2017); the objectives of the Stillorgan Local

Area Plan 2007-2017 and DMURS. The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Building Height

2. Further consideration of the documents as they relate to the building heights proposed in the development, specifically buildings 3 and 4 and including visual impacts and impacts on residential amenities. This consideration and justification should have regard to, inter alia, the guidance provided in the Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Stillorgan Local Area Plan 2007-2017. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Residential Design

3. Further consideration of, and if necessary, further justification for, the quantum and distribution of public open space provided to serve the development. This consideration and justification should have regard to, inter alia, the guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the 'Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities'. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.
4. Further consideration of the documents as they relate to the provision of student accommodation within the development. This consideration and justification should have regard to, inter alia, the guidance provided in the 'Guidelines on Residential Developments for 3rd Level Students' (Department of Education 1999) and the supplementary document produced in 2005. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Drainage and Flood Risk

5. Further consideration of the documents as they relate to the wastewater infrastructure constraints in the network serving the proposed development, specifically proposals to upgrade the existing wastewater infrastructure at The Hill; details of the proposed culvert across the development site and the interaction of same with building 02 and details of SUDS measures in the proposed development. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

Parking

6. Further consideration of the documents as they relate to car and cycle parking provision in accordance with (i) the proximity of the site to a public transport corridor and (ii) the car and cycle parking standards of the Dun Laoghaire Rathdown County Development Plan 2016-2022. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

Part V of the Planning and Development Act 2000 (as amended)

7. Further consideration is required in respect of the documentation relating to obligations under Part V, specifically in relation to the student accommodation element of the proposed development. The further consideration should have regard to any additional guidance provided by the Department of Housing, Planning and Local Government on the application of Part V to student accommodation. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Childcare Provision

8. Further consideration of the documents as they relate to the provision of childcare to cater for the apartments within the development. This consideration and justification should have regard to, inter alia, the guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the 'Childcare Facilities – Guidelines for Planning Authorities' (2001).

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 site layout plan and relevant documentation indicating pedestrian and cycle connections and demonstrating how consistency with the Stillorgan Village Area Movement Framework Plan and compliance with the Stillorgan Local Area Plan 2007-2017 and DMURS is to be achieved. This should be accompanied by a planning report which addresses the issues of consistency with the above national and local policies and objectives.
2. An assessment of the impact of the proposed development on transport in the area, including impacts on roads.

3. A coloured coded scaled drawing showing proposed heights. Photomontages showing proposed development from various vantage points including the N11, Stillorgan Village, The Hill and existing residential developments in the vicinity.
4. A daylight / sunlight study detailing potential shadow impacts on adjacent residential properties at The Hill and on the opposite side of the N11, also potential overshadowing of residential accommodation and open spaces within the proposed development.
5. A detailed landscaping plan, to clearly indicate (i) landscaping along the frontages of the scheme to Lower Kilmacud Road and The Hill, including the public realm at the junction of The Hill and Lower Kilmacud Road; (ii) areas of public, private and semi-private open space associated with the student accommodation and the apartments and (iii) a play area to serve the apartments, in accordance with guidance provided in the Dun Laoghaire Rathdown County Development Plan 2016-2022.
6. A detailed schedule of the student accommodation. Details of the management of the student accommodation, including the community room and any use as tourist accommodation outside of term time.
7. Detailed drainage design, to include SUDS measures.
8. Site specific flood risk assessment.
9. Schedule of parking provision to clearly indicate car and cycle parking allocation for the student accommodation and the apartments.
10. Part V proposals with regard to relevant national guidance.
11. Details of existing childcare facilities within the vicinity of the development site and existing and likely demand for such facilities arising from the proposed development.

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. Transport Infrastructure Ireland
3. National Transport Authority

4. Fáilte Ireland (in relation to the provision of tourist accommodation at the development)
5. Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Service)
6. Local 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 An Bord Pleanála, 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, 2017