



An  
Bord  
Pleanála

# **S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016**

## **Inspector's Report on Recommended Opinion ABP-303962-19**

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<b>Strategic Housing Development</b>	210 no. apartments, childcare facility and associated site works.
<b>Location</b>	Churchview Road and Church Road, Killiney, Co. Dublin
<b>Planning Authority</b>	Dun Laoghaire Rathdown County Council
<b>Prospective Applicant</b>	Strand Court Limited
<b>Date of Consultation Meeting</b>	29 <sup>th</sup> April 2019
<b>Date of Site Inspection</b>	17 <sup>th</sup> April 2019
<b>Inspector</b>	Sarah Moran

## 1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location and Description

- 2.1. The site is located in Killiney, Co. Dublin, at the 'Graduate Roundabout' on Church Road / Rochestown Avenue, within 3 km of Dun Laoghaire town centre and Dart station, within 2.5 km of Killiney Dart station and within c. 2.9 km of Cherrywood Luas stop. The primary frontage of the site is to Church Road / the Graduate roundabout to the east. The site also has frontage to Churchview Road to the south in the form of a narrow access via the existing Fairhaven development, a row of 8 no. 2.5 storey houses. Both Church Road and Churchview Road frontages have footpaths and cycle paths. There are several bus routes along Church Road / Rochestown Avenue and Churchview Road. Killiney Shopping Centre, a designated neighbourhood centre, is opposite the site at The Graduate pub and includes a supermarket and a variety of district / neighbourhood services and facilities. There are 2 primary schools and a church adjacent to the west on Churchview Road. Kilbogget Park is c. 600m to the south west, Killiney Golf Club is nearby to the south east on Church Road and there are several other public parks and amenities in the area. The immediate surroundings of the site are otherwise primarily suburban residential.
- 2.2. The site (stated area 1.49 ha) comprises 3 no. existing 20<sup>th</sup> century detached houses known as Culgrenagh, Briar Hill and Hayfield, along with their associated grounds including gardens and mature trees. The site of Culgrenagh was substantially cleared in 2013 – 2015 but some mature trees remain. The Rochestown / Kilbogget townland boundary crosses the site and is a feature of cultural heritage value and

archaeological potential. It is composed of a 1-1.5m high granite wall, intermittent in nature, among a cluster of mature trees. The line of this boundary is unchanged since the Down Survey of 1656-8 and appears as a field boundary on Rocque's map of 1760. It now acts as the property boundary between the Culgrenagh and Briar Hill properties. There is also a high stone wall along the site boundary to Church Road. The site rises by c. 3.5m from west to east.

2.3. The site is bound as follows:

- New development to the north and west with associated access to Church Road on the other side of the northern site boundary, see planning history below. Detached houses on the other side of this access road.
- Road frontage to Church Road and the Graduate roundabout to the east.
- Rear of Fairhaven houses and access to Churchview Road to the south.
- Public open space / playing fields to the south west, these are associated with the adjacent church.

### 3.0 Proposed Strategic Housing Development

3.1. The proposed development involves 210 no. apartments as follows:

UNIT TYPE	NO. OF UNITS	%
1 bed	23	11%
2 bed	160	76%
3 bed	27	13%
<b>TOTAL</b>	<b>210</b>	

The development has a stated net residential density of 141 units/ha, overall plot ratio of 1.52 and site coverage of 44%. It comprises 2 no. 'U' shaped blocks ranging in height from 3 – 6 storeys over a lower ground floor / basement level around a central podium courtyard. The highest elements are located at the centre of the site, tapering down to adjacent residential properties to the north and south. Total of 46% dual aspect units.

3.2. The scheme also includes:

- Demolition of existing houses.
- Childcare facility located in the southern apartment block (200 sq.m. GFA) with associated play area, to provide c. 40 childcare places (c. 56 no. spaces needed to comply with Childcare Guidelines or 49 no. spaces excluding 1 bed units).
- Residents' amenity facility (130 sq.m. GFA).
- Communal open spaces including semi-private podium courtyards and landscaped open space between the apartment blocks. Tree survey and retention details provided. The townland boundary wall and associated trees are to be retained as a historic feature in the central open space but the development will necessitate the removal of some sections of it.
- The existing granite wall along the Church Road frontage is to be retained in the most part except at the pedestrian accesses. An existing hedgerow along the northern and north-western site boundaries is to be retained and supplemented with a timber fence. New boundary walls along the western site boundary and to the rear of the Fairhaven properties to the south.
- Upgrade of the existing vehicular access from Churchview Road via Fairhaven, to tie in with the footpath on Churchview Road. New pedestrian connections to Church Road at the locations of the existing 3 no. vehicular accesses.
- 231 no. car parking spaces including 210 no. spaces at undercroft / basement level with 21 no. visitor spaces at surface level and a set down area for the creche adjacent to the Churchview Road access. This equates to 1 parking space / 1.09 apartments.
- Provision of 346 no. cycle parking spaces at basement and surface level.
- Part V proposals comprising transfer of 22 no. apartments on site, details of costs to be agreed.
- Electricity substation.
- Refuse storage at basement / undercroft level.
- Surface water drainage system with SUDS measures including permeable pavements, swales, green roofs, underground attenuation. All habitable buildings

and infrastructure to be located in Flood Zone C as per recently finalised ECFRAMS mapping.

- Water supply and foul drainage as per requirements of Irish Water.

3.3. The site is sub-threshold for EIA with regard to schedule 5, Part 2, Class 10(b) of the Planning and Development Regulations 2001 (as amended). An AA Screening Report is submitted.

## 4.0 Planning History

### 4.1. Culgrenagh House Northern Part of Development Site

#### 4.1.1. D06A/1877

4.1.2. Permission sought for the demolition of Culgrenagh House and the construction of a 3-6 storey apartment building containing 99 no. apartments with vehicular access to a basement car park from Church Road along with associated internal roads, services, open space, landscaping and boundary treatments. DLRCC refused permission for 7 no. reasons relating to:

- Impacts on residential amenities by way of overlooking and overshadowing.
- Development by reason of its height, scale, bulk and design would be visually obtrusive at this location, would be out of character with the established pattern of development in this area and would set an undesirable precedent for similar type development.
- Development does not have sufficient regard to the character and amenities of the surrounding landscape and is therefore contrary to development plan policy on apartment development.
- Development by reason of lack of quality communal open space, lack of childcare provision and excessive density would result in an unacceptably low level of residential amenity for future residents and would not lend itself to the creation of a community.
- Traffic hazard at Church Road access.
- Development would be prejudicial to public health due to flood risk at basement and lower ground floor levels.

- Risk of surcharge of waste water due to level of the upper ground floor relative to the public road.

#### 4.1.3. D07A/1269 PL06D.229861

Permission sought for the demolition of Culgrenagh House and the construction of a 2 – 4 storey building containing 76 no. apartments with basement car park and creche and play space. Also the reconfiguration of the existing roundabout at the intersection of Rochestown Avenue, Church Road, Avondale Road and Sallyglen Road. Signalised vehicular access to the development at Church Road. Provision of cycle and pedestrian facilities and associated works. DLRCC refused permission. ABP refused permission for the following reasons:

1. (a) Having regard to the existing deficiencies in the foul sewerage system serving the site and serving the area, it is considered that the proposed development would be premature pending adequate overall resolution of the existing deficiencies in the system and would, therefore, be prejudicial to public health.

(b) Having regard to significant unresolved issues which are outstanding in connection with the traffic and access (including lack of full Quality Bus Corridor design details for the proposed road network, lack of the legal undertaking by the developer to undertake costs and lack of details of the proposal for future development on adjoining sites), it is considered that the proposed development would be premature pending a resolution of all outstanding traffic and access issues and would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to (a) and (b) above, it is considered that the proposed development would constitute piecemeal development at this important junction and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the constraints of the site, it is considered that the proposed development, by reason of its layout, design, and close proximity to eastern, western and northern boundaries, would constitute overdevelopment, would be visually obtrusive, giving rise to overbearing and would result in overlooking and loss of privacy to the properties in the immediate vicinity of the site. The proposed development would, therefore, seriously injure the amenities of the area and of

the property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

#### 4.2. **Fairhaven Site to Immediate South of Development Site**

##### 4.2.1. D13A/0315 PL06D.242432

Permission sought for 9 no. 2.5 storey dwellings, the blocking up of the 2 existing vehicular entrances at Church Road and Churchview Road, new vehicular and pedestrian access from Churchview Road, including the reservation of lands for the possible future access to adjoining zoned lands to the north and west. Permission granted by DLRCC and by ABP. Condition no. 2 of the Board permission omitted houses nos. 7 and 8 with the resultant area to be incorporated as public open space. Condition no. 5 required that lands in the western section of the site identified as reserved lands shall be reserved for future access to adjoining lands, if required.

##### 4.2.2. D14A/0291

Permission granted for 2 no. 2.5 storey semi-detached dwellings in lieu of 1 no. 2.5 storey detached dwelling previously approved under PL06D.242432 resulting in a total of 8 no. houses at the development site.

##### 4.2.3. D17A/0390 PL06D.248886

Permission sought for a 2.5-storey detached dwelling on reserved land as per condition no. 5 of PL06D.24232. DLRCC refused permission for one reason relating to prematurity due to the need to maintain access to the sites adjacent to the north of Fairhaven and noting that access issues for these sites have yet to be resolved. Also material contravention of condition no. 5 of PL06D.242432. An appeal to ABP was withdrawn.

#### 4.3. **D15A/0243 216 Rochestown Avenue**

- 4.3.1. Relating to an infill development at lands to the immediate north and west of the development site, with access from Church Road running along the northern site boundary. Permission granted for demolition of existing single storey house and construction of a part single storey and part 2 storey detached house (245 sq.m. GFA), 4 car parking spaces, access from existing driveway from Rochestown Avenue and associated landscape works.

#### 4.4. **Infill Site off Auburn Road to North West of Development Site**

##### 4.4.1. D16A/0111 PL06D.246572

Relating to lands to the rear of nos. 214-216 Rochestown Avenue and accessed via Auburn Road, to the north west of the development site but not adjoining it.

Permission granted by ABP for the construction of 14 no. dwellings, following a refusal by DLRCC.

##### 4.4.2. D18A/1117 PL06D.303830

Permission granted by DLRCC for minor alterations to development previously approved under PL06D.246572, comprising construction of new communal bike and bin store, minor elevational alterations and new roof lights, 4.2 sq.m. extension to second floor of detached 2 and 3 storey house and associated minor elevational alterations and minor alterations to landscaping and boundary treatment works. This decision is the subject of a current appeal to ABP, due to be decided by 3<sup>rd</sup> July 2019.

## 5.0 **National and Local Planning Policy**

### 5.1. **Section 28 Ministerial Guidelines**

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Design Standards for New Apartments – Guidelines for Planning Authorities', as updated March 2018.
- 'Design Manual for Urban Roads and Streets'
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Childcare Facilities Guidelines for Planning Authorities'
- 'Urban Development and Building Heights – Guidelines for Planning Authorities', 2018.



## 5.2. Dun Laoghaire Rathdown County Development Plan 2016-2022

5.2.1. The development site is zoned 'Objective A' in the development plan, 'to protect and / or improve residential amenity'. Residential development is 'permitted in principle' under this zoning objective while childcare service is 'open for consideration'. The Killiney Shopping Centre is zoned as a mixed use neighbourhood centre.

5.2.2. There is a proposed quality bus / bus priority route objective along Church Road / Rochestown Avenue and Churchview Road. Strategic Local Objective SLO 160 applies at The Graduate Roundabout:

*"To facilitate, support and enhance the development of the area, both roundabouts at Killiney Shopping Centre (Graduate roundabout) and at Glenageary, be retained to ensure proper traffic management of the area"*

Church Road is listed as a 6 year Road Objective as part of the Cherrywood to Dun Laoghaire Strategic Route (R118 Wyattville Road to Glenageary Roundabout). The site is located on the Cherrywood to Dún Laoghaire Orbital Cycle Route, which runs along Church Road.

5.2.3. Development plan policy RES 3 applies:

*"It is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development."*

Development plan section 2.1.3.3 states:

*"Where a site is located within circa 1 kilometre pedestrian catchment of a rail station, Luas line, BRT, Priority 1 Quality Bus Corridor and/or 500 metres of a Bus Priority Route, and/or 1 kilometre of a Town or District Centre, higher densities at a minimum of 50 units per hectare will be encouraged."*

5.2.4. Building Height Strategy Adopted as Appendix 9 of the County Development Plan

The site is not located in an area where any specific provisions in relation to building height apply, e.g. an SDZ. A maximum height of 3-4 storeys therefore applies.

Section 4.8.1 of the Strategy sets out the Upward Modifiers that may be applied to justify greater height in particular locations. These largely relate to good urban

design, proximity to public transport nodes and specific site characteristics. The Strategy states:

*“The presumption is that any increase or decrease in height where 'Upward or Downward Modifiers' apply will normally be one floor or possibly two”.*

## 6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

### 6.2. Documentation Submitted

6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Completed application form; Planning Report and Statement of Consistency; EIA Screening Report; Architectural Drawings, Drawing Schedule, Technical Booklet including Schedule of Accommodation and HQA and Pre-App Design Statement; Part V proposals including Part V drawing and Estimate of Costs; Tree Condition Assessment and Tree Constraints Plan; Landscape Drawings & Schedule, Landscape Design Rationale Report and Landscape and Biodiversity Assessment; AA Screening Report; Preliminary Visual Impact Assessment including Photomontages; Daylight and Sunlight Statement; Engineering Drawings & Schedule and Engineering Services Report, (including a section on Flood Risk Assessment); Preliminary Traffic and Transport Assessment; Archaeology, Cultural Heritage and Architecture Report; Construction and Environmental Management Plan; Technical Note on Operational Waste Management and a Technical Note on Construction & Demolition Waste Management; Initial Noise Assessment; Public Lighting Plan and Report; Wind Workbook Study.

6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.3. I have reviewed and considered all of the above-mentioned documents and drawings.

### 6.3. **Planning Authority Submission**

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dun Laoghaire Rathdown County Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. These were received by An Bord Pleanála on 16<sup>th</sup> April 2019. The planning authority's 'opinion' included the following matters.

#### 6.3.2. PA Comment on Principle of Development

- The planning authority has no objection in principle to the provision of residential units at this location.
- The childcare facility provision is welcomed.

#### 6.3.3. PA Comment on Residential Density, Building Heights, Site Layout and Urban Design

- The proposed density of 141 units / ha is acceptable with regard to RES3 and development plan policy on residential density. The high density design approach is welcomed.
- The planning authority has concerns regarding the design concept for the 2 storey pavilion levels and the visual impact of same at this prominent location. This should be further revised and considered by ABP and the applicant.
- The layout allows for maximum permeability through the site and creates a natural flow in the public realm with direct access to Church Road. The creation of pedestrian accesses to Church Road is welcomed. The development will present a positive street frontage to Church Road. The applicant should ensure

that there are no ransom strips that may preclude any future connection to adjoining undeveloped lands to the west.

- The open spaces within the scheme are easily accessible and well overlooked. The overall layout provides a satisfactory public realm. The separation distances between blocks are acceptable. The public open space quantum exceeds the standard set out in the Apartment Guidelines and the 10% development plan standard. The landscape design and boundary treatments are generally well considered. Parks and Landscape Services require a rationale for proposed play area provision and further landscaping and tree retention details.
- It should be clarified that both blocks provide a lower ground floor level / basement level, with penthouse level for each block, which results in a proposal of up to 7 storeys in height or 22.7m. The development plan Building Height Strategy allows for Upward Modifiers at certain locations. The site has a prominent location and the development would provide a high density at an area of exceptional public transport accessibility. It is considered that the development site has the potential to accommodate the proposed building height with regard to the Building Height Guidelines including SPPRs 3 and 4 of same. The planning authority is satisfied that the development is consistent with the Building Height Strategy.
- The development will be visible from adjacent residential properties. The planning authority considers that it would not detract from the residential amenity of adjoining properties by reason of overbearing or overshadowing and would, therefore, be acceptable at this location.
- An assessment of potential for overlooking should be considered along with mitigation measures and photomontages.

#### 6.3.4. PA Comment on Housing Quality / Mix

- The development provides for a varied unit type and size. The apartment mix was revised on foot of section 247 discussions and the number of dual aspect units was increased to almost 50%. Development plan policy on unit mix is superseded by SPPR 1 of the Apartment Guidelines. The proposed apartment mix is acceptable in principle and would be in accordance with the Apartment Guidelines.

- It is considered that the proposed apartments and private open space provision comply with / exceed the SPPR requirements of the Apartment Guidelines.

#### 6.3.5. PA Comment on Transport

- Includes report of Transportation Planning section of DLRCC.
- The proposed access to Churchview Road is acceptable.
- The retention of the existing boundary wall at the Church Road frontage is compatible with the roads objective for Church Road.
- There is a discrepancy in the proposed car parking provision. The application form states 229 no. car parking spaces but the Statement of Consistency indicates 232 no. spaces. The applicant shall address this in any application to be made.
- Requirement for further details of cycle parking provision.

#### 6.3.6. PA Comment on Drainage and Flood Risk

- Includes report of Drainage (Surface Water) Planning Section.
- Notes deficiencies in the Surface Water Sewer system in the area. This issue has been cited by ABP in refusal reasons on Church Road, however permission has more recently been granted in 2018.
- Further drainage details requested. Applicant should consult with DLRCC Drainage Planning Section in advance of lodging application.

#### 6.3.7. PA Comment on Other Matters

- Report of Housing Dept. Part V proposal noted. The proposed unit costs exceed the Council's approved acquisition cost threshold, however the stated costs are estimated. The development has potential to comply with Part V requirements subject to agreement on costs and funding being available.

### 6.4. **Department of Culture, Heritage and the Gaeltacht Submission**

#### 6.4.1. The following points are noted:

- The Department has examined the archaeological component of the Archaeology, Cultural Heritage and Architecture Desktop Study submitted.

- It notes that the contents of the report are restricted to information based on a desktop study and a field inspection. The Department recommends, therefore, that the developer engages the services of a suitably qualified archaeologist to conduct an Archaeological Impact Assessment Report for the proposed development with the inclusion of the results of archaeological test excavations, to accompany any planning application.

## 6.5. Irish Water

- 6.5.1. Irish Water has issued a Confirmation of Feasibility for 236 residential units. The development is a standard connection requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water.

## 6.6. Consultation Meeting

- 6.6.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 29<sup>th</sup> April 2019. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.6.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:
1. Design and layout of residential development. Impacts on visual and residential amenities. Building height.
  2. Roads and transportation issues in the context of SLO 160 and the adjacent public transport routes; vehicular access; pedestrian and cycle connections; car and cycle parking provision.
  3. Drainage and flood risk
  4. Any other matters.
- 6.6.3. In relation to the design and layout of residential development, impacts on visual and residential amenities and building height, ABP representatives sought further elaboration / discussion on:
- Layout and quantum of open space.
  - Impacts on trees and townland boundary.
  - Impacts on visual and residential amenities.

- Building heights in the context of national and local planning policy.

6.6.4. In relation to roads and transportation issues in the context of SLO 160 and the adjacent public transport routes; vehicular access; pedestrian and cycle connections; car and cycle parking provision, ABP representatives sought further elaboration / discussion on:

- Retention of the boundary wall at the Church Road site frontage and compatibility of same with development plan roads objectives.
- Works to the public footpath and cycle path at the access to Churchview road. Details of who is to carry out the works and consent of landowner if necessary.
- Pedestrian connections through the site to Church Road.
- Proposed car and cycle parking provision to be clarified.

6.6.5. In relation to Drainage and Flood Risk, ABP representatives sought further elaboration / discussion on:

- Connections to existing services.

6.6.6. In relation to any other matters, ABP representatives sought further elaboration / discussion on:

- Clarify Part V units costings.
- Justify and submit a rationale for the childcare provision and creche proposal.

6.6.7. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-303962-19' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## 7.0 Conclusion and Recommendation

- 7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.
- 7.3. Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **constitutes a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.



- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, and submissions received from statutory consultees referred to under Section 6(10) of the Act, An Bord Pleanála is of the opinion that the documentation submitted **would constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. 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 documentation submitted would constitute a reasonable basis for an application, a rationale for proposed building height with regard to the Building Height Strategy set out as Appendix 9 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Urban Developments and Building Height Guidelines for Planning Authorities 2018.
  2. Photomontages, contextual elevations, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities, to include views from the wider area and adjacent residential properties.
  3. Cross sections to indicate levels of adjacent public roads and residential properties, access roads and open spaces within the proposed development and the basement / undercroft car park.
  4. Contour / site level map accurately and legibly showing levels across the site.
  5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, to include consideration of the frontages of the scheme to Church Road, also the partial retention of the townland boundary at the site. Additional cross sections, CGIs and visualisations should be included in this regard.

6. Rationale for proposed play area provision with regard to relevant development plan policy.
  7. Tree Survey, Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site.
  8. A site plan allowing for connectivity with adjoining lands, which includes for footpaths continuing up to the relevant boundaries.
  9. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas.
  10. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority
  11. Details of proposed works to the public realm at the Churchview Road / Fairhaven access and at the pedestrian connections to Church Road, to include consent from relevant landowners where necessary.
  12. Car parking quantum, rationale and details of parking management. Details of cycle parking provision at basement / undercroft and surface levels. Details of cycle access to basement / undercroft car park.
  13. Additional drainage details having regard to the report of the Drainage Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 9<sup>th</sup> April 2019.
  14. An Archaeological Impact Assessment which responds to the comments outlined in the report received by the Board from the National Monuments Service which is attached.
  15. Childcare demand analysis and likely demand for childcare places resulting from the proposed development.
- 8.4. 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. Dun Laoghaire Rathdown County Council 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.

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Sarah Moran  
Senior Planning Inspector  
16<sup>th</sup> May 2019