



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-304560-19

Strategic Housing Development	234 no. residential units in a mix of apartments and duplexes and associated site works.
Location	Former Doyles Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Co. Dublin.
Planning Authority	Dun Laoghaire Rathdown County Council
Prospective Applicant	Atlas GP Limited
Date of Consultation Meeting	11 th July 2019
Date of Site Inspection	24 th June 2019
Inspector	Ronan O'Connor

1.0 Introduction

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

The site comprises of vacant lands bounded to the north/east by Cabinteely Park, to the east by the Cabinteely Stream, to the south by the Brennanstown Avenue residential development and is bounded to the west by the rear gardens of the houses facing onto Brennanstown Road.

The site was formerly occupied by Doyle's Nursery and Garden Centre which was relocated directly adjoining the subject site to the south. 'Benoni' is an existing residential unit located beside the existing entrance to Doyles Nursery.

The vehicular access to the site is taken from Brennanstown Road opposite the entrance to an existing housing estate.

The subject site slopes downwards from the rear of houses in the west to the Cabinteely stream in the east. The garden centre abuts the south western portion of the site and the remainder abuts the boundary of apartments and houses at Brennanstown Square. The area alongside the stream is relatively flat. The rear boundary of houses associated with Carraig Glen are significantly higher than the public open space on the eastern bank of the stream.

Opposite the proposed access to the site is an existing entrance to two housing developments, Holmwood and Lambourne Wood. A narrow footpath on the western side of Brennanstown Road links these developments to Cabinteely Village

The stated site area is 1.85 hectares net, 2.3 hectares gross.

3.0 Proposed Strategic Housing Development

The development proposal provides for 234 residential units, open space, a gym, tenant amenities and upgrades to the Brennanstown Road, as well as provision of pedestrian links through the site linking Brennanstown Road to the Green Network to the east.

The residential element proposed is a mix of apartments and duplexes in three blocks (Blocks A, B and C) ranging in height from 3-8 storeys with associated residential facilities including open space, a gym and tenant amenities.

The following details are noted:

Parameter	Site Proposal
Application Site	1.85 Ha
No. of Units	234 apartments including 9 duplex apartments
Other Uses	Tenant Amenity Space (319 sq. m.) Gym (248 sq. m)
Car Parking	183 (3 levels of basement parking)
Bicycle Parking	574 spaces
Vehicular Access	From Brennanstown Road
Part 5	23 Part V residential units
Open Space	9,450 sq. m.
Density	126 units/ha

3.1. The breakdown of the accommodation is as follows:

Unit Type	No.	%
1-bed	71	30.4
2-bed	155 (including 3 duplex units)	66.2

3-bed	8 (including 6 duplex units)	3.4
Total	234	100

4.0 Planning History

Subject Site:

APB-301044-19 – SHD Application – **Grant Permission** - for 115 Units, upgrade of the Brennanstown Road, pedestrian footbridge over the Cabinteely Stream.

PL06D.244873 (D15A/0120) - **Refuse Permission** - for demolition of 'Benoni' and extant buildings and the construction of 115 units (26 houses and 89 apartments). September 2015. The reason for refusal was as follows:

1. The proposed development would give rise to additional traffic movements on Brennanstown Road and additional traffic turning movements at the proposed junction of the proposed development with Brennanstown Road. Having regard to the deficiency of footpaths, cycle paths and pedestrian crossings on Brennanstown Road, it is considered that the proposed development would be premature pending the determination of a road layout for the area including convenient and safe pedestrian links to Cabinteely village and to public transport facilities in the area and would, therefore, endanger public safety by reason of traffic hazard.

There were also applications for a number of minor developments on site, unrelated to the proposed development.

Nearby Sites:

Site (c.1.46ha) at Ards, Cartref and lands to the rear of Foxley, Old Bray Road, Dublin 18.

303675-19 (D18A/0551) **Grant Permission** – 72 Dwellings

Site on the western side of the junction of the Old Bray Road and Brennanstown Road, Cabinteely Village, Dublin 18.

ABP-301433-18 (D18A/0066) **Refuse Permission** – 57 units - for one reason as follows:

Having regard to the prominent location of the site, to the established built form and character of Brennanstown Road and the Old Bray Road, in particular, and to the existing buildings in the immediate vicinity to the site which are considered to be of importance to the streetscape, it is considered that, notwithstanding the suitability of the site for a high density scheme, the proposed development, with particular reference to the proposed four-storey apartment block and its roof profile, would be incongruous in terms of its design, bulk and form which would represent a monolithic architectural response to the site context, would be out of character with the streetscape and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Site on Brennanstown Road

ABP-301614-18 –SHD Application – **Grant Permission** - 136 no. residential units (98 no. apartments and 38 no. houses), crèche facility, works to Brennanstown Road, alterations to the Brennanstown Road/Glenamuck Road North/BrightonRoad/Claremont junction, connections to and through Cabinteely Park and associated site works.

Permission was granted under D09B/0191 for an extension to rear of ‘Treethorpe’ and for a new dwelling at Hill Court (D17A/0819), both of which back onto the subject site.

Site within Cherrywood SDZ generally bounded by, Lehaunstown Lane to the west, Carrickmines Stream (partly) to the south, and Cabinteely Stream, (partly) to the east

DZ18A/0208 –**Grant Permission** - for 367 units (Condition omitted 51 apartments, 2 triplexes and 3 houses from the development – overall units permitted was 311)

Part 8 Schemes

PC/IC/01/16- Brennanstown Road Traffic Management Scheme

Consisted of:

- Provision of a footpath on one side of carriageway over entire length of Brennanstown Road
- A number of traffic calming measures including ramps, raised tables and a roundabout

- General upgrade of all pedestrian facilities including dropped kerbs and tactile paving
- A traffic shuttle system between Lehaunstown Lane and the Egyptian embassy, consisting of traffic light system allowing one-way over a distance of 260 metres

The Elected Members decided not to proceed with this Part 8.

PC/04/14- Cabinteely Linear Park

Consisted of:

- 1.9km Greenway through Cabinteely Park and adjoining residential estates providing connectivity with existing cycle and pedestrian routes within the local area of Brennanstown and Cornelscourt

Following the display period, this Part 8 was not brought to the Elected Members.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

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’) (2009)
- ‘Design Standards for New Apartments – Guidelines for Planning Authorities’ (as updated March 2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- ‘Childcare Facilities Guidelines for Planning Authorities’ (2001)
- ‘Urban Development and Building Heights – Guidelines for Planning Authorities’, (2018)

5.2. Dun Laoghaire Rathdown County Development Plan 2016-2022

The majority of 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.

A small portion of the site, to the north-east and east is zoned 'Objective F' which seeks to 'preserve and provide for open space with ancillary active recreational amenities'

The site falls within an area subject to a Section 49 Supplementary Development Contribution Scheme for Luas Line B1.

Specific Local Policies and Objectives:

SLO46 To create a linear park along the Loughlinstown River incorporating a pedestrian route and cycleway (greenway), which will link Cabinteely Park to the sea at Rathsallagh.

SLO130 To limit development along the Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented.

In addition, there are policies and objectives that are specific to the area around the site which include, inter alia:

Policy OSR8: Greenways Network

It is Council policy to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors.

- Loughlinstown Greenway (Cornelscourt via Cabinteely Park and Cherrywood to the Coast at Shanganagh Cliffs).

Policy ST25: Roads

It is Council policy, in conjunction and co-operation with other transport bodies and authorities such as the TII and the NTA, to secure improvements to the County road network- including improved pedestrian and cycle facilities

It is an objective of the Council to preserve the existing character of Brennanstown Road whilst undertaking a Traffic Management Scheme that will:

- reduce traffic speeds and improve road safety.
- provide improved facilities for vulnerable road users.
- reduce through traffic.
- facilitate the development of zoned lands.

To limit development along the Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented.

The Brennanstown Road Traffic Management Scheme may determine the future development potential of the area and therefore it is also an objective of the Council to limit developments along Brennanstown Road to minor domestic infills and extensions until the Scheme has been completed and its recommendations implemented (Refer to SLO No. 130 Maps 7 and 9).

The portion of the site that shows amendments to Brennanstown Road is located adjacent to the boundary walls of Cabinteely House (RPS No. 1683).

There are a number of policies and objectives within the operative County Development Plan in relation to residential development which include *inter alia* Development Plan policy RES 3 “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.”

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. Documentation Submitted

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:

Cover Letter; Development Description ; SHD Application Form for Section 5 Consultation; 2 no. Letters of Consent from DLR County Council including 1 no. site location map; Planning Report; Statement of Consistency; Pre-Planning Minutes and Notes; EIA Screening Report; Material Contravention Statement; Creche Facilities Assessment; PAC Design Report; Housing Quality Assessment; Landscape and Visual Appraisal; Landscape Report; Infrastructure Report including Confirmation of Feasibility from Irish Water; Flood Risk Assessment; Outline Construction & Demolition Waste Management Plan; Appropriate Assessment Screening Report; Ecology Summary; Energy and Sustainability Report; Road Upgrade Drawings including Autotrack Analysis; Traffic and Transport Assessment; Photomontages and CGI; Building Lifecycle Report; Estate and Common Area Management Strategy; Visual Impact Assessment; Daylight Analysis Preliminary Results; Operational Waste Management Plan; Archaeological Impact Assessment; Conservation Assessment; Arboricultural Report; Preliminary Fire Safety and Access & Use Strategy; Drawings.

In addition, 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.

The applicant's case is set out in in general terms within the Planning Report can be summarised as follows:

- Site is in a strategic location in relation to public transport services with access to Dublin City Centre and surrounding employment centres such as Cherrywood and Sandyford.
- Short distance from Cabinteely Village.
- Will contribute towards housing need.
- Significant planning gain will be achieved through provision of pedestrian links and road upgrades.
- Regeneration of an infill site that has been largely vacant for a number of years.
- Proposed density is in line with sustainable development practices.
- Proposal builds on the previously permitted scheme for this site.
- Positive aspects from the permitted development (ABP-301044) have been maintained in this revised scheme.
- Since previous permission, two new key pieces of policy have been enacted – Urban Development and Building Height Guidelines (August 2018) and Design Standards for New Apartments – Guidelines for Planning Authorities (March 2018).
- Previous proposal had lengthy vehicular access through the site and restrictions on planting due extensive levels of car parking underneath at basement level
- A number of design improvements have been incorporated including *inter alia* the positioning of taller structures in the lower site elevations, a high level of permeability and pedestrian access through the site, removal of vehicle movements as early as possible and form and layout of basement changed to allow more non-podium landscape planting.
- Density is considered appropriate given the proximity of the site to public transport at the N11 bus corridor and the presence of the Sandyford Luas line to the south-west – is supported by national policy.

- Height is appropriate to the site and surrounding context and will not have an overbearing impact on surrounding development.
- 7/8 stories at the eastern frontage to the Cabinteely Stream/provides an appropriate edge/utilises contours of site.
- Block C reads as 5-6 stories from the western elevation.
- Front of the site is 3 storeys in height to assimilate appropriate with the adjoining dwellings at Brennanstown Road.
- Provision of cycle parking is based on a middle ground of the requirements stipulated under the Design Standards for new apartments and DLRCC cycle policy standards.
- Additional cycle parking will be provided if demand warrants provision
- Approximately 53% of the site is dedicated to public open space in the form of a central courtyard, play area, riparian corridor and gardens.
- Is in line with Development Plan provisions in relation to zoning.
- Stated the proposal requires a material contravention of the CDP in respect of Policy 130 - Brennanstown Road.
- Material Contravention Statement submitted.
- This material contravention was permitted as part of the previous scheme granted permission.
- Proposed development meets the upward modifiers for height as set out in the Building Height Strategy (Appendix 9) of the CDP – although it is noted that this policy is superseded by the Building Height Guidelines 2018.
- Level of car parking provision considered acceptable in the context of the site location and the revised policy context.
- Cycle parking is significantly in excess of DLR requirements.
- Requirement for public open space is 5,505 sq. m. – a total of 9,859 sq. m. is proposed.

- The apartments are consistent with the requirements of ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
- The proposal is in line with the relevant Section 28 Guidelines and the National Planning Framework, as well as the Draft Regional Spatial and Economic Strategy for the Eastern and Midland Region.

I have reviewed and considered all of the documentation submitted by the prospective applicant relating to this case.

6.2. Planning Authority Submission

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 Co. Council, submitted the minutes of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 25th June 2019.

Dun Laoghaire-Rathdown Co. Council’s opinion included the following matters: Principle of development, building heights, density, accommodation and mix, residential standards, external finishes and design, residential amenity, permeability, open space/public realm, sunlight and daylight access and crèche facilities.

In summary the following is noted:

- No objections in general to the provision of residential units at this location.
- It is considered that the development as currently proposed materially contravenes Specific Local Objects (SLO) 130 regarding Brennanstown Roads and is also contrary to Dun Laoghaire-Rathdown Council’s Building Height Strategy’ (Appendix 9, CDP).
- Proposed development requires a material contravention of the operative County Development Plan in respect of Policy 130 which seeks to ‘limit development along the Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented’.

- Previous Inspector's report in relation to 301044-18 stated that 'developer-led delivery of traffic management measures, on an incremental basis is the only reasonable mechanism to deliver on the requirements of Specific Local Objective 130 and Policy ST25'.
- Proposal is considered excessive in terms of length, bulk and massing, particularly Block C.
- Also concerns regarding the potential adverse amenity impacts on properties adjoining proposed Blocks A and B.
- Accepted that the site has potential to accommodate buildings which are higher on the basis that any proposed development remains consistent with the pattern of existing and permitted development within the area.
- Considered that 6 storeys may be appropriate – site could qualify under d, e and f of the upward modifiers.
- Noted that 6 storey apartment blocks were granted permission under 301044 to the north-east of the site.
- Serious concern in relation to bulk, height, scale and massing of Block C.
- Proposed 8 storey block does not comply with the Building Height Strategy as contained in the County Development Plan and may be excessive.
- Concern in relation to the height and the surrounding area.
- Residential amenity of the neighbouring dwellings adjoining the site will need to be protected.
- Previously permitted density considered appropriate – proposed density is considered to be excessive and is considered overdevelopment of the site.
- Proposed mix does not comply with Development Plan requirements – however is considered to accord with the Sustainable Urban Housing – Design Standards for New Apartments.
- Concern in relation to the future residential amenity provision for new occupants of Block C – communal open space within the scheme appears to be overshadowed – Breaking up this block into smaller blocks may reduce the negative impact on the amenities of the area.

- More variety of materials may be appropriate.
- Would be helpful to have visualisations when trees are not in full leaf.
- Concern in relation to the impact of Block A and B on the properties on Brennanstown Road – detailed sections are required.
- Pedestrian and Cycle links with the site are welcomed.
- Level of sunlight received to the courtyard areas closest to Block C needs to be considered.
- Concern in relation to the omission of the crèche – applicant would be required to provide a childcare facility that could accommodate approximately 62 children.
- Applicant should consult with the County Childcare Committee at full application stage.

Reports are also included from Parks, Drainage, Transport (verbal report cited in PA's opinion) and Housing There are summarised below:

Drainage (Report received with PA Opinion 25/06/19) – Information required regarding surface water/SUDs/Flood Risk

Drainage (Supplementary Report received 27/06/2019) – Require Requirements of Box 4.1 (Justification Test for Development Plans) of the Planning System and Flood Risk Management Guidelines to be satisfied.

Parks – Proposal is generally acceptable as proposed – additional details required.

Housing – on site proposal is capable of complying with requirements of Part V.

Transport – Material contravention of CDP in relation to SLO130/satisfied with works to Brennanstown Road/require additional car parking.

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

6.3. **Section 247 Consultation(s) with Planning Authority**

Both the prospective applicant and Dun Laoghaire-Rathdown County Council state that one pre-application consultation took place on 7th March 2019 and the prospective applicant notes that further feedback on additional details provided was received via email on 7th May 2019.

6.4. Irish Water Submission

Confirmation of Feasibility issued for this site for 237 residential units. The proposed development, as assessed for the Confirmation of Feasibility, is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections to take plans. Therefore, based upon the CoF, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to the Irish Water networks can be facilitated.

6.5. Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 11th Day of July 2019, commencing at 11.30am. 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.

The main topics raised for discussion at the tripartite meeting were as follows:

- Design and Layout (e.g. height, scale, massing, density)
- Transport (including cycle and pedestrian links, car parking provision, required infrastructure upgrades)
- Residential and Visual Amenity
- Surface Water Management and Flood Risk
- Any other matters

In relation to Design and Layout, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Proposed height, scale and massing of Block C/Scale of Blocks A and B; Density of the proposed development; Layout in regard to overshadowing and open spaces

In relation to Transport, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Brennanstown Road Upgrade Works; Traffic Management; Cycle and pedestrian links through the site and from Cabinteely Park to the proposed linear park to the

north of the site; Car parking provision; Location of the proposed Car Club spaces

In relation to Residential and Visual Amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Proposed use of Block A; Location of residential amenity space for residential unit in Block A; Impacts of Blocks A and B on residential amenity of properties on Brennanstown Road; Proposed multi-use play area and any potential noise issues; Visual amenity in relation to massing; Potential overlooking

In relation to Surface Water Management and Flood Risk, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Flood risk and further elaboration of PA's concerns in relation to approach taken and prospective applicant's response to same.

In relation to Any other matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Submission of all relevant ecological surveys including a bat survey.

7.0 Conclusion and Recommendation

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.

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 s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

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.

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

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.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, 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**

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 Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. National Transport Authority

6. Transport Infrastructure Ireland
7. Inland Fisheries Ireland
8. Dun Laoghaire Rathdown County Childcare Committee

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. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development. CGIs/visualisations should be provided showing the 'winter' (no leaf) scenario.
2. 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.
3. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
4. Additional documentation relating to flood risk having regard to the report of the Drainage Division of the Planning Authority (as contained in Appendix B of the Chief Executive Report dated 25th June 2019) and having regard to the supplementary report of the Drainage Division of the planning authority dated 27th June 2019. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices').
5. Additional details in relation to surface water proposals having regard to the report of the Drainage Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 25th June 2019.
6. Additional landscaping details having regard to the report of the Parks Division of the planning authority, as contained in Appendix B of the Chief Executive Report dated 25th June 2019.

7. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the proposed development shall be included.
8. Daylight, Sunlight and Shadow Analysis.
9. Schedule of accommodation.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

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.

Rónán O'Connor
Planning Inspector

19th July 2019