



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-304838-19

Strategic Housing Development	Demolition of existing structures, construction of 347 no. Build to Rent apartments, crèche, retail units and associated site works.
Location	Newtown, Malahide Road, Dublin 17.
Planning Authority	Dublin City Council North
Prospective Applicant	Claregrove Developments Ltd.
Date of Consultation Meeting	20 th of August 2019.
Date of Site Inspection	28 th of July 2019.
Inspector	Karen Hamilton

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 (c. 1.03ha) is located on the northern fringe of Dublin City and comprises of a Topaz Filling Station and other derelict commercial buildings, facing onto the Malahide Road, at Clarehall. The site is bound to the north by a tyre centre which adjoins a main access into the Clarehall Shopping Centre and Clarehall Residential Village to the east of the site. Grove Lane, to the south, provides access to the rear, currently blocked off with large bollards, and connects to a private road, adjoining the apartment development at the rear.

3.0 Proposed Strategic Housing Development

The proposed development includes the construction of 347 no. Build To Rent (BTR) apartments within two blocks (A & B) and associated works as detailed below:

- **Development Parameters for Blocks A & B:**

Parameters	Site Proposal
Height	8/10 storeys
Commercial	326 m ²
Community	Crèche- 198m ²

SHD Site	1.03 ha
No. of Residential Units	347 (93 1 bed/ 254 2 bed)
Residential Amenity/Support Facilities	1,203m ² (reception area, parcel delivery/ storage areas, gym, shared work place, office)
Public Open Space (POS)	2,300m ²
Car Parking	238 spaces
Bike Parking	543 spaces (372 internal, 171 external)
Density	336 units per hectare

- **Breakdown per Block**

	A	B
Reception	54m ²	207m ²
Commercial	2 units along the Malahide Road (64m ² & 233m ²)	1 double height unit (96m ²)
Crèche	n/a	198m ²
Car parking	14	224 undercroft
Cycle Parking	96 internal	42 internal

1 bed	24 (28.6%)	69 (26.2%)
2 bed-3P	18 (21.4%)	54 (20.5%)
2 bed- 4P	34 (45.4%)	134 (51%)
Duplex 2 bed-4P	4 (4.8%)	6 (2.3%)

4.0 Planning History

ABP 304196-19

SHD Site to the north east recently granted by the Board for 4-9 storey building with 132 BTR units on the Tesco overspill site to the north of the site adjoining Clarehall residential units.

PL29N.248050 (Reg Ref 3584/16)

Permission refused for a nursing Home, restaurant and workshop for the following reason, the Board also noted the quality of the private amenity space for the residents and the shortfall in car parking spaces.

- The reason for refusal referred to the zoned Key District Centre, where there are specific requirements in relation to active frontages, height, density, permeability and connectivity as set out in the Dublin City Development Plan, 2016-2022 and the Clongriffin – Belmayne Local Area Plan 2012 – 2018; and considered that the proposed development would be contrary to the objectives for this area, would be a barrier to their achievement, and would accordingly be contrary to the proper planning and sustainable development of the area.
- The Inspectors report noted the reduction in proposed access onto the Malahide Road and the integration of a footpath which would create a main street focus. The previous Board refusal (PL29N.244821) relating to the impact of the traffic on the Malahide Road was not reiterated.

PL29N.244821 (Reg Ref 3758/14)

Permission refused for a two storey convenience store with undercroft and surface car parking as summarised in the following two reasons. The Board also noted the proximity of the access to other accesses along the Malahide Road which they considered would compromise the Quality Bus Corridor. The two reasons for refusal are summarised below.

1. The Malahide Road is a heavily-trafficked Regional Road connecting to Dublin City centre, and is served by a quality bus corridor and cycle lanes. The subject site has a number of entrances off the Malahide Road between these two large junctions and it was considered the proposal would interfere with the free flow of traffic and would compromise the level of service and carrying capacity of the R107 regional road at this location, particularly having regard to the proximity of the two junctions to the north and the south of the landholding. The Board was not satisfied that the proposed development would not detract from the efficient operation of the quality bus corridor or endanger cyclist safety or not compromise proposals for the realignment of the R107 Malahide Road in close proximity, as set out in the Dublin City Development Plan 2011 - 2017. The proposed development would, therefore, be contrary to the proper planning and development of the area
2. The site is zoned as Z14, mixed use zoning and located adjacent to Z1 residential zoning. Section 15.9 of the development plan sets out policy in relation to transitional zones and having regard to the use, scale, design and treatment of the site it is considered that the proposed development would not have a seriously negative impact on the adjoining residential amenity by reason of overshadowing and diminution of daylight and there are serious concerns about the proximity of the loading bay to the apartments, and the lack of clarity in relation to proposals for venting/extraction.

PL29N.207391 (Reg Ref 5441/03).

Permission granted for 386 residential units in 3 to 6 storeys, crèche, car parking, and access points on 2.7 ha bounded to north by N32, to south by Grove Lane, East of Clare Hall.

5.0 National and Local Policy

5.1. National Planning Framework

The recently published National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.

- Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. 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 S.28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual').
- Design Manual for Urban Roads and Streets (2019).
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- Childcare Facilities – Guidelines for Planning Authorities.
- Urban Development and Building Heights – Guidelines for Planning Authorities 2018.

5.3. Dublin City Development Plan (2016-2022)

The site is located on lands zoned as Objective Z14 where it is an objective “to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and “Z6” would be the predominant uses.”

Table E- Capacity of Sub-areas of the City for Residential Development

SDRA 1- North Fringe (including Clongriffin/ Belmayne estimated capacity 7,100 units.

- The site is included within the identified Key District Centre (KDC).

5.4. Clongriffin-Belmayne Local Area Plan 2012-2018 (extended to 2022)

Building Height-Section 7.8

Three areas are designated for potential higher buildings, one being the R139/R107 Malahide Road Junction.

The LAP recommends that in general, minimum heights for new developments in the designated Key District Centres of five storeys are achieved.

All proposals for tall buildings must have regard to the criteria set out in section 17.6.3 of Dublin City Development Plan 2011-1017.

5.5. Nature Heritage Designations

The site is located c. 2.9km to the west of Baldoyle Bay SAC (site code 000199) and c. 3.5km to the west of Balydoyle Bay SPA (site code 004016).

6.0 Section 247 Consultation(s) with Planning Authority

The Local Authority submitted there was one formal S 247 meeting held between the applicant and the planning authority and the issues raised are summarised below:

SHD No 0005/19 (08/02/2019)

- Storage area and blank frontage onto the Malahide Road
- Street elevation and the treatment onto the rear access (consider removing the strip of car parking).
- Impact on the future development of Bridgestone Tyre Unit.

- Reconsider the bulk and massing and demonstrate compliance with the Building Height Guidelines.
- Provide more contextual and elevation drawings of the blocks.
- Offset overlooking on the Clarehall apartments.
- Good architectural treatment to the rear of the apartment blocks.
- Impact of the proposed residential amenities on the surrounding area.
- Avoid single aspect north facing units.
- Provide a rationale for the intended use of the apartments (Build to Rent vs Build to Sell)
- Provide a Social and Community Audit of the schools in the vicinity in particular school going children.
- Consultation with Irish Water and Irish Aviation Authority
- Screen for Appropriate Assessment.
- Provide a daylight/ sunlight analysis (BRE 209 document).

7.0 Prospective Applicant's Case

7.1. The application was accompanied by the following:

- Statement and Consistency and Planning Report
- Plans and Particulars
- Townscape and Visual Impact Assessment
- Foul Manhole Schedule and Long section booklet.
- Flood Risk Assessment
- Engineering Services Report
- Outline Construction Management Plan
- Waste Management Statement
- Demolition Method Statement

- Preliminary Tree Survey Report
- AA Screening Assessment
- EIA Screening Report
- Landscape and Visual Assessment
- Archaeological Assessment
- Landscape proposals & Landscape Management / Maintenance Plan
- Surface Water and Drainage Proposal
- Transportation Assessment Report
- Tree Survey and Impact Assessment Report.

7.2. **Statement of Consistency**

The statement contains an analysis of the site and the wider area, a list of the planning history and the proposal to overcome previous Board concerns.

Height

- The LAP specifies heights of at least 5 stories in KDCs and therefore the height does not materially contravene the restrictions in the development plan and complies with SPPR 3.
- Justification of compliance with the Urban Development and Building Height Guidelines and SPPR 3 is provided.
- The overall design of the scheme will make a positive contribution to the Malahide Road.

Residential Facilities

- The scheme includes generous residential amenity facilities.

Consistency

The proposal is consistent with the:

- National Planning Framework (NPF)
- Rebuilding Ireland – Action Plan for Housing and Homelessness

- Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly (RSES)
- Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2018

SPPR 7 & 8 Build to Rent BTR

- The applicant is prepared to enter into a 15 year covenant agreement.
- 1, 203m² of residential facilities are incorporated into the scheme.
- All apartments have adequate private amenity space.
- There is an appropriate mix of units within the site for a KDC.
- A Housing Quality Assessment has been prepared by JFA to state the units exceed the minimum.
- Car parking has been provided
- Less than 12 units per core have been provided.
- A higher provision of dual aspect apartments has been provided (more than 33%).

Urban Development and Building Height Guidelines (2018)

- The proposal for an 8-10 storey development in the North Fringe LAP is acceptable and complies with the minimum for 5 storeys within KDC sites.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

- The site is zoned Z14, located within a KDC, a SDRA and adjacent to an existing and proposed public transport corridor.
- A minimum of 50 units per hectare is required with the highest densities at rail station/ bus stops (proposal c.336 ha).
- The proposal complies with the 12 criteria listed in the Urban Design Manual (2009).

8.0 Planning Authority Submission

A response was received from the planning authority which is summarised as follows:

Zoning/ Designations

- The proposed development is in compliance with the Z14 zoning in the development plan, the LAP objectives and the North Fringe Strategic Development and Regeneration Areas (SDRA 1) and North Fringe West Key District Centre (KDC 1).

Density

- The statement of consistency indicates a density of c. 336 units per hectare with a potential for 1,223 bed spaces.
- Section 16.5 and 16.6 of the development plan sets standards for plot ratio and site coverage (1.0-3.0) and 50% for Z14 lands and 2.0 and 80% for Z4 lands. The plot ratio is 1.7 and site coverage is 59.8%.
- The proposal is in line with the BTR recently granted which had a density of c. 332.

Design and Integration

- Policy SC16 of the development plan allows a maximum height of 16m.
- A recently granted permission for SHD was 9 storeys 29.8m , which the Board warranted in accordance with Section 37 (2) (b) (iii) of the Act.
- The Height Guidelines do not include a slenderness ratio.
- Landmark buildings in the vicinity go up to 7 storeys.
- An east west section of the proposal in relation to the Malahide Road would be useful.
- The streetscape along the west should have better defined edges.
- Having regard to the importance of the site a landmark building or feature would be considered appropriate.

- Ventilation and extraction units should be included directly so as to prevent any addition in the future.
- The use of the commercial units on the ground floor should be expanded to allow for a range of uses to ensure viability. The use of retail is not precluded from the proposed commercial units.

Visual Impact

- The use of brick is welcome.
- There may be scope to reduce the massing of Block B.
- The double height plinth elevations will not enhance the existing streetscape at the rear and should have more active frontages.
- The boundary treatment includes permeable planting and the frontage along the Malahide Road requires more softening.

Unit Mix/ Floor Areas/ Schedule of Accommodation.

- Balcony depths should have been provided.
- DCC standards requires require for more the 15 units to provide not more than 24-35% of 1 bed units and at least 15% should be 3- bedroom although this has been superseded by the Apartment Guidelines.
- There is no requirement for a specific housing mix if it has been agreed with an evidence based Housing Need and Demand Assessment (HNDA), this has not occurred.
- The apartment sizes will meet or exceed the requirement in Appendix 1 of the guidelines, aside from the degradation allow for BTR.
- An analysis of the emerging type of units in the vicinity may be useful.

Storage

- The proposed BTR units meet or exceed the units in Appendix 1 of the guidelines.
- It is not clear if the units can be reconfigured.

Floor-to- ceiling height.

- These standards can be met.

Lift & Stair Core

- The requirement for a maximum of 12 shall not apply to BTR.
- Block B includes 13 per stair/lift while Block A includes 35 for 3 lifts/stair core.

Dual Aspect

- 43% only have an eastern aspect, 86 no single aspect units face north and the guidelines only permit a limited number of north facing aspects where they front onto an amenity feature.
- There are some units which will not meet the apartment guidelines.

Amenity

- It would be beneficial if there were differing heights to the balcony area to protect privacy.
- 1.8m high screens should be erected on both sides of the balconies where they are close to other balconies.
- Inadequate privacy screens will lead to un-coordinated improvisation as seen in Clarehall.
- Basement ventilation should be location away from ground floor balconies.

Ancillary/ Supporting Residential Amenities

- All dedicated communal/resident facilities should have toilet access.
- The provision of 1,203m² of space should be accessed.

Children's play area

- The 215m² for the play area is designated as public open space.
- The provision of open space should be well lit.

Childcare Facilities

- The applicant estimates that c.65 spaces are required and a facility of 40 spaces will be provided.

- Additional spaces are available in the Clarehall facility.

Social Audit

- Policy SN5 and Section 16.10.4 of the Development Plan requires a social audit for schemes over 50 units

Communal open space

- The communal open space (5,213m²) is provided at three separate locations and not universally available.
- The applicants study claims that the open space will meet the BRE best practice guidance.

Public Open Space

- 10% requirement for public open space in the development plan.
- The permission states 22% although is gated at night and therefore not truly public open space.
- A contribution in lieu can be accepted.

Sunlight/ Daylight analysis

- The precedent for a previous permission is not sufficient to accept a negative impact on the surrounding areas.
- A full assessment of the adjoining residential units should be undertaken including the inclusion of any dual aspect unit within the apartments in Clarehall to the rear.
- No assessment of the impact of solar dazzle or micro-climate.
- There is no assessment undertaken for the Fastfit site to the north (c. 7m away).

Daylight for future occupants

- The sunlight analysis should detail which apartments and rooms fail to meet the 2% minimum rather than a collective analysis.
- There is concern the corridors will require continuous use of artificial light

- The level of shadow/ sunlight levels of balconies should also be assessed, particularly in the rear units.
- The sunlight for the open space areas should be demonstrated.
- External lighting should be bat friendly.
- The glazing on the rear stair cores should be fitted with opaque glazing and the eastern boundary of the podium communal open space fitted with 1.8m screens.
- A number of projecting balconies are in close proximity to other units' active windows and at the very least glazing to balconies should be frosted.
- The extended corridors will not allow for any privacy into open doors of apartments.
- Detail should be provided as to how ground floors will be secure from the rest.
- Use of communal areas and impact from noise should be subject to curfews.

8.1. **Interdepartmental Reports**

Housing Department- Consultation in relation to Part V has been undertaken and the consultant are aware of their obligations

Parks & Landscape Services- The extent of the roof terrace greening requires clarification

Transportation Department

- The extent of the works outside the red line should be clarified.
- The proposal should include upgrade to footpath and public realm
- Investigation of a car share scheme and shuttle bus to the Clongriffin Train Station should be included.
- Clarification of the car parking provision for commercial and residential
- Clarification of the refuse areas for Block A & B
- Clarification on areas propose to be taken in charge.

9.0 The Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on Tuesday the 20th of August 2019, commencing at 2.30 pm. 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 and the main topics raised at the tripartite meeting were as follows:

1. Impact on traffic along the Malahide Road, vehicular and pedestrian connectivity around the site, including Grove Lane and proposed allocation of parking spaces.
2. Development Strategy for the site to include inter alia:
 - Architectural Response and external material rationale, in particular frontage along the Malahide Road,
 - Layout, design of interface areas and boundary treatment around the site, including the First Stop garage to the north, Malahide Road and rear road facing the apartments along the east,
 - Quality and design of open space provision including sunlight analysis and surveillance,
 - Daylight and sunlight analysis for existing apartments and surrounding sites.
 - Access and appropriate provision of refuse for residential and commercial.
3. Quantum and quality of the provision of shared services, childcare and residential amenity provision.
4. Any other matters.

9.1. In relation to the **impact on vehicular and pedestrian movements**, An Bord Pleanála representative sought further elaboration/ discussion/ consideration on the following:

- The existing flow and movement of vehicles and pedestrians around the site and the ownership/ taking in charge of the road at the rear of the site linking onto Grove Lane.

- Appropriate boundary treatment around and within the site including specifically designed areas integrating the existing public paths around the site.
- The designation of spaces for both commercial and residential uses within the site and the inclusion of car club facilities and electric charging points within the basement areas.
- The inclusion of a residential mobility plan, including an analysis of the potential connectivity to the Clongriffith train station, having regard to the existing residential development at Clarehall and the recently granted SHD file (304196-19).

9.2. In relation to the **development strategy**, the design of the public interfaces and the proposed connectivity and permeability throughout the site, An Bord Pleanála representative sought elaboration/ discussion/ consideration on the following:

- Appropriate treatment of Block B, in particular the elevation fronting onto the Malahide Road and the integration of high quality design solutions which protect the provision of residential amenity, and set a precedent for future development in the vicinity.
- Details of the children's play facilities and refuse areas in the context of the minimum standards set out in 'Sustainable urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
- The treatment of the northern gable, facing onto the commercial garage to the north of the site, not within the applicants ownership and the need to provide an active elevation which will not be detrimental to the future development of this site.
- The inclusion of the duplex units within the submitted CGIs and the need to provide appropriate active frontage along the rear elevation facing onto Clarehall apartments.
- The design and amenity value of the balconies along the main Malahide Road and the potential to integrate winter gardens or other appropriate balcony treatments.
- The sunlight and daylight analysis with particular reference to the impact on the adjoining Clarehall apartment units and the possible inclusion of dual aspect units, if any, requires further consideration.

- The layout and design of the open space provision, with particular reference to the availability of sunlight for the crèche play area, the inclusion of gated access for the communal open space and the access for all residents to the podium level in Block B.

In relation to the provision of **shared services, childcare and residential provision**, An Bord Pleanála representative sought further elaboration/ discussion/ consideration on the following

- The rationale for the location and size of the crèche to serve the development, including an audit of the permitted crèches within the vicinity of the site and coordination with Dublin County Childcare Committee.
- The proposed use, justification of size and range of facilities and management of the communal residential amenity, including the area for co-working in both Block A and B.

In relation to **any other matters**, An Bord Pleanála representative sought further elaboration/ discussion/ consideration on the following:

- The requirement for the submission of an Environmental Impact Assessment and the inclusion of Schedule 7a information.
- Potential for any issues to arise from the location of the site close to the airport with particular regard to the proposed height of the buildings and future consultation with airport authority.
- The necessity to consider the overall design of the apartment scheme with regard to microclimate.

10.0 Consultation

10.1. Irish Water has issued a Confirmation of Feasibility (CoF) for 362 residential units.

The proposed development, as assessed for the CoF, 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 place.

Therefore, based on 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 network can be facilitated.

11.0 **Assessment**

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 prospective applicants, 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 plans for the area.

Conclusion

Having regard to 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 requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I 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.

12.0 Recommended Opinion

- 12.1. The Board 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.
- 12.2. 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 **requires further consideration and amendment to constitute a reasonable basis** for an application for strategic housing development to An Bord Pleanála.

In the opinion of An Bord Pleanála, the following Issues need to be addressed in the documents submitted to which section 5 (5) of the Act of 2016 relates that could result in the constituting a reasonable basis for an application for strategic housing.

Design and Layout.

1. Further consideration and/or justification of documents as they relate to the proposed elevation treatment and design of balconies, having regard to the scale and mass of the proposed buildings in particular Block B, its dominant location along the Malahide Road, and the need for a high quality urban design which will have a positive contribution to a Key District Centre and surrounding environment. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Residential Amenity

2. Further consideration and/or justification of the documents as they relate to the impact of shadow projection on existing residential properties in the vicinity of the site and the daylight provision for the proposed apartments *inter*

alia the provision of a comprehensive daylight and sunlight analysis addressing the existing residential, in particular the inclusion of dual aspect units along the front, west of Clarehall Residential Village.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
2. Details of all areas designated for waste for both residential and commercial and the compliance with the minimum areas and recycling facilities in accordance with section 4.8 and 4.9 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
3. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report which addresses the use of the residential support facilities.
4. Submission of a car parking strategy indicating the allocation for designated car parking spaces for retail, commercial and/or residential and all or any areas which are applicable for car club facilities and/or electric vehicle charging.
5. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated and hours of operation.
6. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in Clarehall residential development, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.

7. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children.
8. Full details of all works to be provided along the boundaries of the site included both within the red line and outside and relevant consents to carry out works on lands not included within the red-line boundary.
9. A Site Specific Management Plan which includes details on management of the retail units, communal areas, public space, residential amenity and apartments.
10. Addition CGIs/visualisations/3D modelling showing the proposed development relative to existing and proposed development, in particular the inclusion of the proposed duplex units to the rear along the private road facing the Clarehall residential development.
11. 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.
12. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format

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. Transport Infrastructure Ireland
2. National Transport Authority

3. Irish Water
4. Dublin County Childcare Committee
5. Commission for Energy Regulation
6. Irish Aviation Authority
7. Dublin Airport 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.

Karen Hamilton
Planning Inspector

02nd of September 2019