



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-305677-19

Strategic Housing Development

Demolition of 3 no. existing houses.
Construction of 197 no. residential
units, comprising of 148 no. houses
and 49 no. apartments.

Location

Lands located to the east of Stoney
Hill Road, Rathcoole, Co. Dublin.

Planning Authority

South Dublin County Council

Prospective Applicant

Romeville Developments Ltd.

Date of Consultation Meeting

27th November 2019

Date of Site Inspection

25th November 2019

Inspector

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 on the eastern edge of Rathcoole, Co. Dublin, at the edge of the built up area and c. 400m from the centre of the village. The immediate surroundings are characterised by agricultural lands and low density residential development with a large scale recent housing development, Peyton, to the immediate east. The total stated area of the site is 7.584 ha, which comprises several land parcels, all accessed via a roundabout:

- The main land parcel is accessed via a laneway known as Stoney Park and has a frontage to Stoney Hill Road. It is also to the immediate south of an established estate called Rathcoole Park. This parcel comprises three separate residential properties (houses A, B and C, along with associated outbuildings, etc.) and agricultural lands with field boundaries. The area is in the foothills of the Dublin Mountains and the site slopes steeply up from the road frontage with levels between 124.00 mOD at the lowest point to 139.00 mOD at the highest point. The gradient is particularly steep at the south western corner of the site. There is a watermain along the southern site boundary with a 14m wayleave on either side. There are existing low voltage overhead ESB power lines across the site.
- The red line site boundary includes a stretch of Stoney Hill Road along the site frontage and part of Stoney Hill roundabout.
- A separate, smaller land parcel, immediately adjacent to the roundabout on Stoney Hill Road. This is an undeveloped portion of Peyton estate, to the north of

the estate entrance. It is partially surrounded by a high stone wall which forms the entrance wing walls. The remainder is encompassed by a hoarding.

The land parcels have several owners, letters of consent are submitted.

2.2. The draft Flood Risk Assessment indicates that both the crèche site and the main development site are located in Flood Zone C with regard to CFRAMS, the nearest watercourse being the Crookshane River, a tributary of the River Camac that flows along the south east site boundary.

2.3. There is a National Monument, ref. DU021-033, at the eastern site boundary:

According to Ua Broin (1943, 82) there was a curving depression on the commons land S of Rathcoole close to what he refers to as a winding passage. This feature he interpreted as the 'rath of cumhal'. The 'winding passage' is a naturally formed valley of a stream. There are no surface indications to suggest that there was any man-made feature here (Healy 1974, 24). Compiled by Geraldine Stout

This monument is recorded as 'un-located' following field inspection by the National Monuments Service and is listed as a 'redundant record' on the NMS digital database.

3.0 Proposed Strategic Housing Development

3.1. The proposed development involves 197 no. residential units as follows:

Unit Type	No. of Units	%
Houses		
3 bed	116	59%
4 bed	12	6%
Total houses	128	
Duplex Units		
2 bed duplex	6	3%
3 bed duplex	14	7%
Total duplex units	20	

Apartments and Duplex Units		
1 bed	11	6%
2 bed	25	13%
3 bed	13	6%
Total apartments	49	
Total	197	

The development has a stated residential density of c. 40.58 units/ha, based on a net site area of 4.855 ha (excluding RU zoned lands and public road). The apartments are all in a 4 storey block located at the south western corner of the site, fronting onto Stoney Hill Road. The remainder of the scheme is laid out in houses and duplex units with four main areas of public open space and a 'linear park' at the southern edge of the site.

3.2. The scheme also includes:

- Demolition of existing houses, outbuildings, etc.
- Public open space provision of 28,722 sq.m. including a linear park on the RU zoned lands at the southern end of the site. Total of 7.302 sq.m. of public open space within the residential zoned lands (15.03% of total site area).
- Crèche (620 sq.m.) on the smaller site next to Peyton estate, to cater for c. 91 children.
- Vehicular access from Stoney Hill Road, at the southern end of the site. Pedestrian and cycle entrance to Stoney Park laneway. Provision for future vehicular / pedestrian / cycle connections to undeveloped lands to the east and to Rathcoole Park to the north.
- Provision of underground site services in the portion of the site along Stoney Hill Road. New surface water outfall discharging to existing surface water sewer running in a northerly direction along Stoney Hill Road. Site is stated to be incompatible with SUDS measures due to topography, i.e. swales, detention ponds. Foul connection to existing foul sewer along Stoney Hill Road. New

connection from crèche site to existing foul and surface water sewers constructed as part of Peyton estate development.

- New connection to existing watermain on Stoney Hill Road. Crèche connection to existing main within Peyton estate.
- 313 no. surface car parking spaces, 41 no basement car parking spaces, 105 no. cycle parking spaces.
- Part V proposals to provide 20 units on site, all apartments within the apartment block.
- Relocation of existing ESB lines across the site.

3.3. The applicant has submitted a Draft Area Plan for the entirety of the RES-N zoned lands at this location, in accordance with the RES-N zoning objective. The RES-N lands are owned by the applicant and South Dublin County Council (SDCC). The applicant is aware that SDCC is advancing a 'development framework' for the Council owned lands, however the development framework has not yet been completed / released. The applicant's Draft Area Plan includes the following points:

- Vehicular access to overall lands from Stoney Hill Road
- Tay Lane pump station is at or near capacity. There is an opportunity for Irish Water to engage with the developer and local authority to upgrade tanks and pumps to provide additional capacity.
- A small area at the eastern site of the plan area is within the 0.1% AEP flood zone for the Camac River on the CFRAM flood study.
- Presence of National Monument at the eastern site boundary.
- Overall residential density of not less than 35 units/ha.
- Open space network and linear park along the watermain wayleave in the RU zoned lands to connect to Rathcoole Park. At least one 'kickabout' space and several play areas.
- Retention of existing trees and hedgerows.
- Phasing:
 - Phase 1 adjoining Stoney Lane. Includes crèche site.

- Phase 2 the remainder of the RES-N zoned lands. May include second childcare facility. Reservation of a site for traveller accommodation.
- Linear park to be open to the public before the occupation of any residential units on the Phase 2 site.
- In curtilage car parking.
- 10% Part V provision.
- Indicative site layout provided.
- Includes SEA screening.

4.0 Planning History

4.1. SD18A/0364 Subject Site Phase 1

- 4.1.1. Relating to the western side of the development site, including the crèche site. Permission sought for the demolition of 3 dwellings and construction of 99 no. residential units consisting of 60 houses (38 no. 4 bed and 22 no. 3 bed units) and 39 apartments in a single four storey block; linear park to the south together with other public open spaces, landscaping including boundary treatment, underground services and utilities and road and footpaths on the site; 128 surface car parking spaces and 41 basement car parking spaces and 32 bicycle parking spaces; 2 storey crèche (620 sq.m.) including 10 car parking spaces and 20 bicycle parking spaces.
- 4.1.2. SDCC issued a further information request on 30th November 2018 in relation to the following issues:
- Significant serious concerns about the overall layout, movement hierarchy and design of development including the following:
 - DMURS compliance.
 - Entrance and access road within RU zoned lands
 - Retention of trees and hedgerows
 - Revised design to address transition zone between suburban and rural
 - Creation of character areas

- Public open space to be centrally located with passive surveillance
- Increased no. of street trees
- Appropriate quantum and quality of private open space
- Details of retaining walls
- Landscape design rationale and comprehensive landscaping proposals. Revised layout to retain as many trees and hedgerows as possible.
- Public realm details including revised design for dual frontage units and revised playground location.
- Indicative play map
- Revised ecological survey
- Services drawing to indicate that services will not impinge on existing or proposed trees
- SUDS proposals to exclude underground attenuation
- Lighting scheme to address bat impacts
- Drainage details

4.2. **SD18A/0413 Subject Site Phase 2**

- 4.2.1. Relating to the eastern side of the development site. Permission sought for 93 houses consisting of 36 no. 4 bed units and 57 no. 3 bed units, all in a mix of terrace and semi-detached units and of a height of two storeys (including second floor accommodation in roof space with dormer windows and roof lights); priority access from Stoney Hill Road; linear park to the south of the site (as an extension to that proposed in Phase 1) together with other public open spaces, landscaping including boundary treatment, underground services and utilities and road and footpaths on the site; 186 surface car parking spaces; 2 storey crèche (620 sq.m.) located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road; crèche including 10 car parking spaces and 20 bicycle parking spaces.
- 4.2.2. SDCC sought further information on 18th January 2019 for the same issues as outlined above for SD18A/0364.

4.3. **SD06A/0699**

- 4.3.1. The original planning permission for Peyton estate. This included a crèche at the location of the current crèche proposal.

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
- Childcare Facilities Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities
- The Planning System and Flood Risk Management Guidelines for Planning Authorities

5.2. **South Dublin County Development Plan**

- 5.2.1. Most of the larger land parcel is zoned RES-N "To provide for new residential communities in accordance with approved area plans". A strip of land inside the southern site boundary is zoned RU Rural Amenity "To protect and improve rural amenity and to provide for the development of agriculture". The crèche site is zoned OS Open Space and Recreational Amenities "To preserve and provide for open space and recreational amenities".

- 5.2.2. There is a long term roads objective to the south of the site:

Western Dublin Orbital Route (south) – New road from Boherboy to Tootenhill – Link between the N81 and the N4 with a by-pass function around Rathcoole and Saggart.

- 5.2.3. There is a 'TA' traveller accommodation objective on lands to the east of the development site, within the RES-N zoned area.

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; Letter of Consent from landowner; Draft Area Plan; Planning Report and Statement of Consistency; Statement on Possible Effects on the Environment; Statement of Consultation; Part V Proposal Letter; Architectural Drawings including plans, elevations and sections; Architectural Design Statement; Housing and Apartment Quality Assessment; Landscape and Arboricultural Drawings; Landscape Design Report; Engineering Drawings and Infrastructure Report; SUDS Strategy Report; DMURS Statement of Compliance; Traffic and Transport Assessment; Arboricultural Assessment; Screening Report for Appropriate Assessment; Ecological Impact Statement; Flood Risk Assessment; Photomontage and CGI Booklet; Archaeological Assessment.

- 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, South Dublin 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 13th November 2019. The planning authority's 'opinion' included the following matters.

- The submitted Masterplan is noted. The lands to the east of the development site are the subject of a masterplan prepared by SDCC that was presented at a Council meeting on 14th October 2019. This masterplan consists of a residential scheme with a mixed tenure of affordable, social and private housing and associated amenity areas, pitches and play spaces. Cognisance of this masterplan is essential in terms of form, layout and linkages. Applicant should ensure that 'Access Road 1' links up with the proposed roadway within masterplan lands to the east with no ransom strip.
- RU zoned lands cannot be calculated as public open space for the purposes of the development.
- The proposed crèche on open space zoned lands is acceptable in principle to the planning authority.
- Proposed tenure and mix of residential units are acceptable.
- The site has an 'edge of centre' location at Rathcoole where a slightly lower residential density may be more suited. The applicant would need to set out a clear justification as to why they consider the site to be centrally located.
- Height of apartment block will have a negative visual impact on the adjacent dwellings to the east and travelling from the Stoney Hill Road Roundabout up to the more elevated landscape to the south. The height should be reduced. The overall height of the houses and duplex units should be reduced having regard to the elevated nature of the site and steep gradients. The applicant shall have regard to the Urban Development and Building Heights Guidelines and seriously consider the hillside context, layout and amount of cut required to make the development fit into the restrictive site.

- Due to steep gradients of the site, a shadow analysis should be carried out for the entire development in order to assess the residential impacts on existing and proposed residential units. The planning authority also considers that the sections submitted contain insufficient information and amended details and additional sections are required.
- Design to have regard to the Apartment Guidelines with regards to internal accommodation and layout.
- The planning authority has serious concerns about the overall layout including:
 - Serious concerns regarding the overall design, layout, scale and height of the apartment block. The design fails to reflect its specific location, edge of centre, in the foothills of the Dublin Mountains.
 - Cutting in of ground level and related impacts on the residential amenities of future occupants of ground floor apartments and ability to gain natural light. Shadow analysis required.
 - Relocation of bin storage away from side elevation of house no. 3.
 - Omit dwellings nos. 156 and 102 to create a larger separation space between the dwellings and the eastern boundary to overcome any anti-social possibility and create a walkway around the site.
 - Discrepancies in drawings in relation to the apartment block and associated bridge link from Access Road 3.
 - Overshadowing impacts of crèche on adjacent dwellings to north.
 - Design of area adjacent to duplex no. 129 and bin store area.
 - Strongly discourage single aspect apartments and houses.
 - General lack of storage for apartment units.
 - Provision of private amenity space for houses. A large proportion of houses have exactly the required 60/70 sq.m. of private open space and some are slightly under the requirement such as houses nos. 154 and 143.

- Development to be redesigned to reduce the extent of hedgerow removal to mitigate against green infrastructure loss and habitat removal. A bat survey should be provided to assess bat activity onsite.
- Development should provide a greater level of street tree planting, car parking layout in particular.
- Play areas insufficient and fail to meet minimum requirements. Redesign recommended for children from 0-12 years.
- Amended roads layout to include increasing road widths of access roads 1 and 4, to continue up to the eastern site boundary for future access to lands to the east consistent with the Masterplan.
- Revised flood risk assessment required to correlate with surface water proposals.
- Part V unit types need to be agreed with SDCC Housing Dept.
- Applicant should set out a clear justification for the proposed provision of 91 childcare spaces, which is lower than the requirements of the Childcare Guidelines. Details of delivery of crèche in proposed phasing required.
- Inconsistencies between the SUDS strategy and the landscaping plan. Also Flood Risk Assessment does not correlate with surface water drawings or infrastructure design report in terms of locations and capacities of attenuation systems.
- SDCC Roads Dept. is satisfied that the traffic generated from the development will have acceptable impacts on the capacity of the local road network.

6.4. Irish Water Submission

6.4.1. The Irish Water Confirmation of Feasibility states:

- Upgrade works to increase the capacity of the Tay Lane pumping station are required. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Applicant to contribute a relevant portion of costs for upgrade works.
- The wastewater network will have to be extended by approx. 100m to connect to the Irish Water network.

- Irish Water notes the presence of several watermains traversing the development site, need to comply with Irish Water wayleave requirements.

6.5. Dept. of Culture, Heritage and the Gaeltacht Submission

6.5.1. The following points are noted:

- The National Monuments Service (NMS) note that an archaeological geophysical survey has been carried out on a portion of the development site the development site resulting in the identification of a potential archaeological site.
- Recommendations for archaeological monitoring and archaeological testing are appropriate. Archaeological testing should take place before any construction work takes place on the site. The Archaeological Impact Assessment Report should be adjusted to state clearly that construction works will not begin before the potential site has been archaeologically tested.
- The NMS considers that with the above adjustment the planning authority could make an informed planning decision with regard to the impacts or likely impacts of the proposed development on any archaeological remains that may survive at the site.

6.6. Consultation Meeting

6.6.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 27th November 2018. 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 advanced and contained the following issues:

1. Principle of development of RES-N zoned lands.
2. Residential design and layout, landscape and visual impacts.
3. Roads and traffic impacts.
4. Site services and flood risk
5. Childcare provision
6. Ecology and bats impacts

7. Any other matters.

6.6.3. In relation to principle of development of RES-N zoned lands, ABP representatives sought further elaboration / discussion on:

- The requirement for the development to be in accordance with an 'approved area plan' as per the RES-N zoning
- Status of the draft Masterplan prepared by South Dublin County Council for the RES-N zoned lands to the east of the site, as presented to Council on 14th October 2019.

6.6.4. In relation to residential design and layout, landscape and visual impacts, ABP representatives sought further elaboration / discussion on:

- Layout of the proposed development
- Levels of the site, requirement for ground works and retaining walls.
- Functionality and layout of landscaping and open spaces.
- Impacts on visual and residential amenities.

6.6.5. In relation to roads and traffic impacts, ABP representatives sought further elaboration / discussion on:

- Access from Stoney Hill Road
- Pedestrian / cycle connections to Stoney Hill Road and adjoining zoned lands
- Potential traffic impacts

6.6.6. In relation to site services and flood risk, ABP representatives sought further elaboration / discussion on:

- Location of attenuation tanks
- Surface water drainage proposals
- Need for an upgrade of the Tay Lane Pumping station
- Part of the site is located within Flood Zone associated with the river to the south east.

6.6.7. In relation to childcare provision, ABP representatives sought further elaboration / discussion on:

- There is already an extant permission for a crèche at this site.
- Compliance with national planning policy on childcare provision for residential developments.

6.6.8. In relation to ecology and bats impacts, ABP representatives sought further elaboration / discussion on:

- Submitted Ecological Impact Statement does not consider potential bats impacts. Loss of foraging and commuting habitats in hedgerows. Presence of possible bat roosts in existing buildings on the site.

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

- The site is located next to a Recorded Monument.

6.6.10. 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-305677-19' 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.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements:

- Principle of development of RES-N zoned lands
- Design and layout of residential development

7.3. 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.

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, 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.

- 8.3. 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 them constituting a reasonable basis for an application for strategic housing development:

Principle of Development of RES-N Zoned Lands

Further consideration / justification of the documents as they relate to the requirement for development at RES-N zoned lands to be 'in accordance with approved area plans' and in the context of the Draft Masterplan prepared by South Dublin County Council for the RES-N zoned lands to the east of the development site, as presented to Council on 14th October 2019, or any future Masterplan prepared by South Dublin County Council for the RES-N zoned lands at this location. This consideration should have particular regard to the following matters:

- The alignment, layout and function of the spine road running through the site from the vehicular access on Stoney Hill Road and connecting to the lands to the east, with regard to (i) the indicative roads layout to the east of the site; (ii) the projected through traffic volumes likely to be generated by the development of the remainder of the RES-N zoned lands, including the school site and (iii) compliance with DMURS.
- The provision of vehicular, pedestrian and cycle connections between the proposed development and future development to the east and the avoidance of any 'ransom strips'.
- The retention of existing trees and hedgerows along the eastern site boundary where possible.
- The need for a coherent and functional hierarchy of open spaces within the proposed development and the relationship of same with the public open spaces to be provided on the lands to the east. To include consideration of the relationship of the linear park along the southern site boundary with any continuation to the east of the development site.
- Provision of site services for both the development site and the lands to the east.
- Phasing of development with regard to traffic impacts and site services.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

- Cross sections and details of proposed levels in relation to Rathcoole Park and the existing residential properties to be retained at Stoney Hill Lane, with regard to potential impacts on residential and visual amenities.
- Further consideration of the design and layout of the apartment block and associated communal parking area, open space and pedestrian connections, to include consideration of sunlight and daylight levels within habitable rooms at the lower levels, also the provision of high quality elevational treatments and external finish which have due regard to the visual prominence of this part of the site on Stoney Hill Road.
- Reconsideration of the overall public open space provision to ensure a hierarchy of open spaces that serve a variety of functions including children's play and a kickabout area, also detailed landscaping proposals and the incorporation of existing trees, hedgerows and any other natural features present to achieve a high quality of public realm with active frontages and a good degree of passive surveillance. To include detailed cross sections of the proposed public open spaces and adjacent residential units.
- The provision of safe and accessible pedestrian and cycle connections throughout the development with particular regard for connections to Stoney Hill Road, to Rathcoole Park, to the linear park at the southern end of the site and between public open spaces within the development.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

8.4. 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. Housing Quality Assessment to include details of compliance with the Design Standards for New Apartments Guidelines for Planning Authorities.
2. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures, to include retaining walls (if any) and the levels of private and public open spaces.
3. Shadow Analysis to consider potential impacts on residential amenities and public open spaces, to include analysis of the crèche.
4. Rationale for proposed childcare provision, to include the quantum of childcare places to be provided in the proposed crèche and the projected requirement for childcare places for both the proposed development and the existing Peyton estate, with regard to the Childcare Facilities Guidelines for Planning Authorities 2001 and the Design Standards for New Apartments Guidelines for Planning Authorities, also the existing availability of childcare services in the area.
5. Details of proposed phasing, to include a timescale for the delivery of the crèche.
6. Photomontages and visual impact analysis and landscaping proposals to include views from the wider area and potential impacts on the visual and residential amenities of adjacent residential properties.
7. Traffic and Transport Impact Assessment, to include consideration of potential cumulative impacts including the development of RES-N zoned lands to the east of the site. Rationale for proposed parking provision with regard to national and local planning policy, to include parking management for the apartment block.

Statement of compliance with DMURS. Autotrack analysis of the proposed roads layout.

8. Landscape design rationale and comprehensive landscaping proposals to include retention of existing trees and hedgerows as possible and details of any integrated SUDS measures, to be accompanied by an Arboricultural Impact Assessment to indicate exact extent of any trees / hedgerows to be removed.
 9. Site layout indicating areas to be Taken in Charge
 10. Ecological Impact Assessment to consider biodiversity impacts of the proposed removal of trees and hedgerows, also any proposed mitigation measures. To include a Bat Impact Assessment that is based on an up to date bat survey and includes consideration of the presence of potential bat roosts in existing buildings at the site.
 11. Appropriate Assessment Screening to consider all designed sites within a 15 km radius.
 12. Archaeological Assessment as per the submission of the Department of Culture, Heritage and the Gaeltacht to An Bord Pleanála, dated 10th December 2019.
 13. Comprehensive Site Specific Flood Risk Assessment, to include consideration of any changes in ground levels adjacent to the Crookshane River and any possible downstream impacts of same, i.e. if there is any displacement of the floodplain.
- 8.5. 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. Department of Culture, Heritage and the Gaeltacht
 5. An Taisce-the National Trust for Ireland

6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Inland Fisheries Ireland
10. Relevant 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.

Sarah Moran

Senior Planning Inspector

11th December 2019

