



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-305702-19

Strategic Housing Development	105 no. apartments
Location	Charleville, Harbour Road, Dalkey, Dublin 18
Planning Authority	Dun Laoghaire-Rathdown County Council
Prospective Applicant	Winterbrook Homes (Dalkey) Ltd
Date of Consultation Meeting	27 th November 2019
Date of Site Inspection	26 th November 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 is located approximately 650m walk from Dalkey Village, and Dalkey DART Station, which are located to the south of the site.

The site is accessed via Harbour Road. The northern boundary of the site adjoins the grounds of St. Patrick's Church/Saint-Patrick National School and the southern boundary adjoins Glencairn Apartments, a three storey flat roofed apartment block.

The stated site area is 0.69 ha. On site there is a number of existing structures including a large detached building known as 'Charleville', which is now vacant, a smaller detached building in the north-western end of the site, referred to as the Coach House, and a granite tower in the gardens known as the 'Spy Tower'.

The surrounding area is characterised by residential development of various house types, including a mix of larger detached dwellings and apartments. There are also a number of Protected Structures in the vicinity of the site, including St. Patrick's Church and Sexton's House, located to the north of the site.

3.0 Proposed Strategic Housing Development

The existing buildings on site are proposed for demolition (total c. 1,327.1 sqm), except for the Spy Tower which will be incorporated into the proposed development.

A total of 105 residential units in 2 no. five storey blocks (Blocks A and B) are proposed. The residential mix is as follows:

- 49 no. 1 bed units (47%)
- 54 no. 2 bed units (51%)
- 2 no. 3 bed units (2%)

A total of 97 no. car parking spaces (ratio of 0.92 spaces per unit), 130 no. bicycle spaces and 5 no. motorcycle spaces are proposed.

A total of 2,290 sqm of public open space is proposed.

The proposed residential density is 152 units per ha.

A total of 11 no. Part V residential units are proposed within the scheme.

The following details are noted:

Parameters	Site Proposal
Height	5 storeys
SHD Site	0.69 Ha
No. of Residential Units	105
Open Space	2290 sq. m.
Car Parking	97 spaces at basement level
Bike Parking	130 spaces
Density (Net)	152 units/ha

The breakdown of the accommodation is as follows:

Unit Type	No.	%
1-bed	49	47
2-bed	54	51
3-bed	2	2
Total	105	100

4.0 Planning History

Site

ABP Ref. PL06D.300080 (Ref. Reg. Ref. D17A/0707) - Grant - Demolition of existing buildings on site, except for the Spy Tower, and construction of 56 no. residential units in 4 no. blocks.

Surrounding Area

Glencairn Apartments (located to the south of the site)

An Bord Pleanála Ref. PL06D.244870 (PA Ref Reg. Ref. D14A/0404) Grant Permission for 4 additional apartments (2 at new 3rd floor level and one at each of 1st floor and 2nd floor levels) and associated circulation and landlord areas, representing an increase of two units from previously approved application reference D10A/0614 (PL06D.239478).

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') (2009).
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- Urban Development and Building Heights – Guidelines for Planning Authorities 2018.
- Design Manual for Urban Roads and Streets (2019).
- Childcare Facilities – Guidelines for Planning Authorities (2001).
- Architectural Heritage Protection – Guidelines for Planning Authorities (2011)

5.3. Dun Laoghaire Rathdown County Development Plan 2016-2022

Zoning

The site is zoned Objective A 'To protect and/or improve residential amenity'.

General

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

5.4. **Nature Heritage Designations**

The Dalkey Coastal Zone and Killiney Hill pNHA lies approximately 100m to the east of the site. The nearest Natura 2000 site is the Dalkey Islands SPA which lies approximately 500m to the south-east of the site.

6.0 **Section 247 Consultation(s) with Planning Authority**

There was one formal S 247 meeting held between the applicant and the planning authority on 12th August 2019 and the issues raised are summarised below:

Pre-247 Meeting (12/08/2019)

Proposal

- 105 apartment units in 2 buildings.
- Height is 5 storeys over basement level.
- 48 x 1 bed, 44 x 2 bed and 2 x 3 bed.

Planning Department Inputs:

- Acceptable in principle.

- Concerns in relation to the massing, height and layout of the proposal.
- Visual impact on Harbour Road.
- Overdevelopment of the site and inappropriate design response.
- Justification regarding the height and massing would be required.
- Contiguous elevations required.
- Impact on adjacent properties, including Protected Structures, south and west should be assessed in full/separation distances should be indicated.
- Clarity required in relation to any shared communal spaces.
- Private amenity space provision should be detailed in full.
- Details of Childcare Capacity required.

Departmental Inputs:

Public Lighting

- Lighting of the Harbour Road entrance was insufficient as currently proposed.
- No bollard lighting should be provided/lighting of walkways.

Transport

- Car parking provision would not accord with the requirements of the Development Plan.
- Provision ratio of 1:1 recommended.
- 10% of spaces should be provided for electric vehicles.
- Cycle parking noted as meeting requirements/50% of visitor cycle parking should be covered/Travel plan should cover management strategy for same.

Biodiversity

- Information on badgers required.
- Bat survey recommended.
- Ecological input would be useful for the landscaping proposals.
- Screening for AA should take account of recent decisions.

- Drainage issues will impact the screening for Appropriate Assessment of the site.

Parks and Landscapes

- Orientation of the site should be considered with regard to plant and tree selection.
- Suitable play equipment should be provided.
- Open space should comply with national guidance.
- Increased levels of soft landscaping should be considered between the two apartment buildings.

Drainage

- Connections to sewers and SuDS measures are key issues.
- Minimum of 60% green roof should be provided/surface water management to be detailed/capacity of combined sewer requires investigation/unambiguous response from Irish Water would be essential.

7.0 **Prospective Applicant's Case**

7.1. The application was accompanied by the following:

- Cover Letter and SHD Application Form for Section 5 Consultation
- EIA Screening Report
- Letter from Irish Water
- Planning Report
- Statement of Consistency
- Childcare Capacity Assessment
- Operational Waste Management Plan
- Letters to Planning Authority
- Childcare Assessment Report
- Site Specific Flood Risk Assessment
- Stage 1 Construction Management Plan

- Assessment of the Visual Impact on the Built Environment
- Architectural Heritage Assessment Report
- Ecological Statement
- Traffic and Transport Assessment
- Engineering Services Report
- Design Statement
- Photomontages and CGI
- Sunlight and Daylight Access Analysis
- Landscape Design Report

Planning Report and Statement of Consistency

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

Planning Report

- The site is a prime, underutilised site located proximate to key public transport.
- Suitable for higher residential density and additional height in compliance with national policy.
- The subject site has the potential to deliver a significant quantum of development
- Reflective of existing patterns of development in the vicinity.
- The proposal is in accordance with the relevant statutory documents and there is an appropriate planning context for this proposal.
- The proposed use is acceptable in principle at this site and under this zoning. Proposed heights and density for this scheme is well founded in the context of the proposed of the County Development Plan and national planning policy.
- Proposed units are of exceptional quality, with appropriate floor areas, private open space provisions, connections to public transport and car and bicycle parking facilities.

- Careful attention has been given to the protection of the existing levels of residential amenity afforded to the surrounding residential properties and to the protection of the Protected Structures on the adjacent sites.

Statement of Consistency

Sustainable Residential Development in Urban Areas (2009)/Urban Design Manual – A Best Practice Guide (2009)

- It is considered that the proposed development is located on suitably zoned land for residential purposes.
- The density requirement set out by the current County Development Plan and national guidance has been taken into consideration when designing the scheme. The site layout maximises permeability through appropriate block sizes, block heights and connectivity.
- Careful consideration has been given to adjoining levels of residential amenity and Protected Structures.
- Proposal complies with the 12 criteria as set out in the Urban Design Manual.

Delivering Homes Sustaining Communities (2007)

- Proposal provides an appropriate mix, pedestrian access is prioritised, open spaces benefit from passive surveillance and appropriate play areas are provided.
- Current proposal is supportive of the objectives of the Delivering Homes Sustaining Communities (2007) and the associated Best Practice Guide ‘Quality Housing for Sustainable Communities.

Guidelines for Planning Authorities on Childcare Facilities (2001)

- Childcare Assessment has been submitted.
- With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

The Planning System and Flood Risk Management (2009)

- Site Specific Flood Risk Assessment concludes that the site historically has no recorded flood events as noted in the OPW’s historical flood maps/Predicted

flood mapping for pluvial / tidal & Fluvial flood events will not affect the subject lands.

- Will reduce the volume of storm water leaving the site during extreme storms which in turn will have the effect of reducing the pressure on the existing public drainage system.

Design Standards for New Apartments (2018)

- Compliant with standards as relates to mix, floor areas, dual aspect provision, floor-to-ceiling heights, core provision, storage, private and communal amenity space
- Car parking ratio considered appropriate given the site's location.

Urban Development and Building Height Guidelines (2018)

- The proposal has addressed the specific development criteria requirements of the Guidelines and is in compliance with the key SPPRs.
- Site is therefore appropriate for increased building height and residential densities.

Dun Laoghaire Rathdown County Development Plan 2016-2022

- Compliant with the zoning objective for the site.
- Proposal meets some of the identified housing demand outlined in the Core Strategy.
- In line with the relevant residential policies and objectives, including those relating to Part V provision, increased densities, housing mix, amenity space and high quality design.
- An analysis of the impact of building height and positioning of buildings has been carried out, as required by the Building Height Strategy. In line with the provisions of the Building Height Strategy, as relates to Upward and Downward Modifiers.
- In line with policies as relate to Built Heritage. An Architectural Heritage Assessment Report has been submitted.

- In line with policies relating to community infrastructure. A Childcare Assessment has been completed and is enclosed with this submission for consideration by the Board.
- In line with transport policies including those relating to the provision of sustainable transport modes and the provision of walking and cycling links.
- Car parking provision has taken account of the proximity of the site to public transport.
- Cycle parking provision is in line with Development Plan standards.

8.0 Planning Authority Submission

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

- Proposed development is generally in accordance with policy objectives. The zoning objective supports the use proposed and the principle of development is accepted.
- Considered the proposed development, by virtue of its overall height and proximity to Harbour Road, taken in conjunction with the overall massing and form of the proposed apartment blocks, would be visually dominant within the streetscape.
- Would unduly impact on the character and visual amenity of the receiving environment on Harbour Road.
- Proposal is generally compliant with the provisions of the development plan and with national policy with regard to density.
- Mix is compliant with Development Plan and National policy
- Number of dual aspect units should be increased from 44% to 50%
- Adjacent permission at Glencairn is not considered to be a precedent by reason of its existing and permitted profile relative to that of the proposed development on the subject site, and the layout of the existing and permitted Glencairn Development relative to Harbour Road.

- Serious concerns in relation to the continuity of the built form of the proposed blocks in addition to the overall monolithic form and massing of same relative to the existing receiving environment.
- Considered that the proposal would be visually dominant in its entirety within the streetscape.
- Visualisations of proposal in winter when trees are not in leaf would be advisable.
- Overlooking of adjacent residential properties is a concern.
- Visual impact when viewed from adjacent properties/considered proposal would be visually overbearing when view from adjacent sites, particularly from existing residential properties to the south and west of the subject site.
- Opportunities to improve permeability through the site should be considered.
- Open space provision complies with Development Plan standards and the standards within the Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (2018).
- Concerns regarding soft landscaping which predominantly comprises of peripheral landscaping along the subject site boundaries.
- Applicant is advised to review the need for a childcare facility on the site, in view of the identified available spaces in current childcare facilities within a 2km catchment of the subject development.
- Details of areas to be taken in charge to be identified at application stage.

The report refers to the contents of inter-departmental reports which are summarised below:

Transportation

- Car parking – the provision of 105 car parking spaces would be required (a ratio of 1:1).
- Submitted drawings should indicate the number and location of car parking spaces assigned to visitors/car sharing/deliveries etc.
- Drawings should indicated car charging points and associated infrastructure.

- The applicant's proposed level of cycle parking is unacceptable (proposed 130 spaces – required 216 spaces).
- Preferred type of cycle parking is the Sheffield Stand.
- 50% of parking spaces should be covered – applicant should demonstrate this requirement has been fulfilled.
- The proposed bike store is 60m away from Core A – a more suitable location for proposed cycle parking should be provided to ensure DLR standards are met, in relation to distance from main entry points.
- Proposed access ramp to the basement shall not have a gradient of greater than 7% - The Traffic and Transport Assessment indicates that the ramp will have a gradient of 8.3%,
- Detailed Mobility Management Plan shall be submitted with the application.
- Detailed Quality Audit to be submitted by the applicant.
- Plan and elevation of the new entrance should be provided/appears to be in the vicinity of a lighting pole/required to contact public lighting section.

Public Lighting

- Applicant has not responded to original comments on the lighting plan and therefore cannot accept the lighting design at this time.

Housing

- Preferred method of compliant with Part V is on site provision – applicant is requested to submit a Part V proposal along with indicative costs.

Waste Management

- Waste Management Operational Plan/Construction and Demolition Waste Management Plan/Environmental Management Plan required to be submitted.

Drainage

- Current submission is lacking information and detail and consistency
- Stormwater Audit should be submitted at application stage

- Layout of the surface water pipes much be completed with the pipes coming from uphill.
- Qbar calculation found to be acceptable.
- Proposed volume of attenuation tank is considered to be acceptable.
- Applicant should provide more structural detail/details of access in relation to the proposed attenuation tank, which is proposed to be accommodated under Building Block A/arrangement is unusual and high inefficient from a structural engineering view.
- Should ensure architectural and landscape drawings are compatible with the Engineering drawings.
- Applicant must show calculations of first flush of rainfall
- Drawings must show a minimum of 60% total roofs area/access required from the communal parts of the building.

9.0 The Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 27th Day of November, commencing at 14:30pm. 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:

1. Design and Conservation/Layout/Residential Standards (incl height/massing/impact on Protected Structures/open space/dual aspect provision)
2. Neighbouring Residential Amenity
3. Transport (including cycle and pedestrian links/permeability/car and cycle parking provision/proposed infrastructure upgrades)
4. Site Services (Water supply/Surface Water/Foul/Required upgrades)
5. Trees/Ecology/Appropriate Assessment
6. Childcare

7. Any other matters

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

- height, bulk and massing of the proposal, and the visual impact from Harbour Road, having regard to the issues raised in the PA opinion.
- additional CGIs from different viewpoints along Harbour Road that could provide further clarity in relation to the impact on the Harbour Road Streetscape.
- any potential impact of the proposal on the setting of surrounding Protected Structures.
- open space strategy proposed, including how variety in child play spaces has been considered.
- the number of dual aspect units provided and how the applicant has sought to maximise same.
- whether a centrally located open space area that would be overlooked by majority of apartments should be provided, rather than O/S on the periphery.
- PA was given an opportunity to elaborate on written opinion re above issues – no material change from that submitted in writing
- The prospective applicant stated that the proposal has had regard to National Policy, which encourages greater density and more efficient use of land, and has expanded on what has been previously permitted in light of same. Development has been radically re-designed from what was previously approved, the concept has changed and the density increased.
- The prospective applicant stated that the design concept is a modern interpretation of the Maritime Terrace schemes, which are characteristic of this coastal area.
- The prospective applicant stated that regard has been had to concerns raised by PA in section 247 meetings, including the concern in relation to height and impact

on the streetscape of Harbour Road, and has mitigated height impacts with recessed 5th storey/Mitigated impacts on Harbour Road with landscaping.

- The prospective applicant considered level of dual aspect, location of openspace, etc. to be appropriate for site.
- The prospective applicant stated that additional drawings/CGIs/Photomontages will be submitted.

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

- nature and extent of trees that are being retained on site/noting that the existing/remaining trees on site could provide screening.
- overlooking/loss of daylight/sunlight/overshadowing, having regard to surrounding residential properties, as well as school building and associated play areas.
- additional CGI's from Church Road would be required.
- The PA stated that the prospective applicant should have regard to comments raised in PA Opinion, in relation to impacts on residential amenity.
- The prospective applicant stated that existing trees will be retained on site/relevant reports/drawings will be provided in relation to addressing impacts on amenity, including impacts on adjoining residential properties and the school building and play areas.
- The prospective applicant noted that there was still sufficient setbacks from the surrounding sites, as per the previously approved scheme/noted existing buildings on the site had impacts on the school.

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

- the level of car parking provision and noted the accessibility of the site/ national policy seeks a reduction in car parking provision on accessible sites.
- potential links through the site from Church Road to Harbour Road.

- The PA noted the site's proximity to DART/ The Transport Department require 1:1 car parking provision which is less than the maximum sought in the Development Plan. The PA noted that no EV charging points shown on drawings.
- The PA considered the number of surface cycle parking spaces should be increased.
- PA considered provision of pedestrian entrance on northern part of proposed site would be desirable, and had no objection to 2 pedestrian entry points.
- The prospective applicant noted that, given the site's proximity to the DART line, the future occupants of the units were likely to use public transport and the car parking spaces will be used mainly for car storage/Car ownership high in area and therefore car parking will be required/Will provide justification for level of car parking at application stage.
- The prospective applicant stated that cycle parking will provided in additional locations/will have regard to PA Opinion in relation to usability and stacking.
- The prospective applicant stated that links through the site from Church Road were not possible due to lands in 3rd party ownership/there is an informal pathway in place from Church carpark from Church Road to Harbour Road/would consider the provision of a pedestrian entrance at the north-eastern boundary/however noted the difference in levels on the northern part of site.
- The prospective applicant stated that EV ducting is to be provided.

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

- lack of detail included in documentation as relates to site services, which is also noted in the PA Opinion.
- The PA raised concerns in relation to the proposed site of the attenuation tank on the site.
- The prospective applicant noted that attenuation is proposed at basement level and confirmed that additional discussions will take place with the Planning Authority in relation to site services and the attenuation proposals/additional details will be provided at application stage.

In relation to *Trees/Ecology/Appropriate Assessment*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- clarity in relation to trees being retained/replaced/planting proposals.
- regard to bats found on site and take necessary measures.
- The PA referred to comments in PA Opinion in relation to AA screening.
- PA stated the prospective applicant will need to re-examine the proposed site, having regard to invasive species
- The prospective applicant stated that the AA screening will be reviewed.
- The prospective applicant stated that no bat survey was included in documents of previous permission and was required as a condition of permission.

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

- absence of a childcare facility would need to be justified.
- The PA stated that availability of spaces in childcare facilities in area was limited and there were currently no proposals for any further facilities in the future
- The prospective applicant stated that only 4 units in the proposed development would generate demand for childcare/ and that they would provide justification at application stage.

In relation to *Any Other Matters*, none of the parties had anything further to add.

10.0 Consultation

Irish Water

Confirmation of Feasibility issued for this site for 105 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 place. 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.

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 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.

12.0 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)(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. Planning rationale/justification as it relates to the level of car parking provision proposed, specifically noting the site's location close to public transport and that it is national policy to minimise reliance on the private car.
2. A plan of the proposed open space clearly delineating public, semi-private and private spaces should also be provided. These plans should clearly highlight how the proposals provide for an appropriate variety and suitable location(s) of children's play spaces.
3. Rationale/ justification as to the provision of Childcare Facilities, or otherwise. Justification is required for the non-provision of childcare facilities, having regard to the criteria as set out in Childcare Facilities – Guidelines for Planning Authorities (2001).
4. Additional CGIs/visualisations/3D modelling showing the proposed development from different viewpoints along Harbour Road, as well as showing the proposed development relative to existing structures, including the surrounding residential development and surrounding Protected Structures. CGIs showing a winter scenario (no-leaf) scenario should be provided.
5. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to

daylight/sunlight analysis, overlooking, overshadowing, overbearing and noise. The report should also consider any potential impacts on the adjacent school building and associated play areas.

The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development, as well as the relationship between the proposed development and the adjacent school building and associated play areas.

6. 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.
7. Additional detail in relation to surface water proposals, having regard to the report of the Drainage Division of the Planning Authority (dated 30/10/2019), namely the need to provide more detail in relation to the surface water infrastructure to be provided on site, structural details of the proposed attenuation tank and details of access to same, and details of green roofs. In addition, a Stormwater Audit will be required at application stage.
8. Additional details in relation to Transport, having regard to the report of the Transportation Planning Department (dated 01/11/2019), and having regard to discussions at the tripartite meeting, namely the need to provide details of the proposed vehicular entrance and the need to avoid conflict with the pedestrian access to the site, details of electric charging points, the location and nature of cycle parking spaces and details of the proposed access ramp.

Other required documents include a Quality Audit and a Mobility Management Plan Travel Plan.

9. Additional details in relation to the lighting strategy for the proposed development, having regard to the comments of the Public Lighting division of the Planning Authority (dated 01/11/2019), which refer to concerns raised at previous meetings with the applicants, including that relating to lighting of the Harbour Road entrance, and lighting of internal walkways.

10. Additional details in relation to waste management, having regard to the report of the Waste Management Division of the Planning Authority (dated 30/01/2019) namely a Waste Management Operational Plan, a Construction and Demolition Waste Management Plan and an Environmental Management Plan.

11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

12. NIS screening, as applicable

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. An Comhairle Ealaíonn
5. Fáilte Ireland
6. Irish Water
7. National Transport Authority
8. Transport Infrastructure Ireland
9. Dun Laoghaire Rathdown County Council Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions

under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rónán O'Connor
Planning Inspector

13th December 2019