



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
ABP-305712-19**

**Strategic Housing Development**

108 no. residential units (28 houses and 80 apartments), crèche, retail unit and associated site works

**Location**

Stocking Lane, Ballyboden, Dublin 16.

**Planning Authority**

South Dublin County Council.

**Prospective Applicant**

MacCabe Durney Barnes Ltd.

**Date of Consultation Meeting**

27<sup>th</sup> November 2019.

**Date of Site Inspection**

22 & 23rd November 2019.

**Inspector**

Dáire McDevitt.

## **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 to the south of Ballyboden in south County Dublin and is located on the eastern side of Stocking Lane which runs from the junction with Scholarstown Road in a southerly direction towards the M50. Ballyboden Waterworks (protected structure) are located on the western side of Stocking Lane directly opposite the site and an over flow pipe from the reservoir traverses the site in a west to east direction. To the south the site is bounded by Prospect, a residential estate consisting of traditional suburban two storey semi-detached houses. To the north are a number of detached houses. To the east is Springvale housing estate, consisting of two storey semi-detached houses. To the north east is Rockwood Lodge (protected structure). The western (roadside) boundary consists of hedgerow, mature trees and a stone wall. The north, east and southern boundaries consist of a mix of timber fencing and walls. The rear gardens of Prospect Avenue bound the site to the south while the eastern boundary adjoins rear and side gardens of dwellings in Springvale and an access road, where it is proposed to open a pedestrian/cycle link under the current proposal. There is a c. 2m drop in levels from the site to the Springvale estate road.
- 2.2. There is a recently constructed residential scheme, Scholarstown Wood, to the northwest of the development site on the opposite side of Stocking Lane consisting of contemporary style houses and apartments.

- 2.3. The site comprises a large field with a single detached house (St. Winnows) located to the north (part of the same landholding). The site slopes in a northwest to southeast direction.
- 2.4. This portion of Stocking Lane, while suburban retains a rural character, The Owendoher River runs east of the site along the Edmonstown Road to the east of Springvale estate.

### 3.0 Proposed Strategic Housing Development

- 3.1. The development involves 108 no. residential units as follows:

| Unit Type                | No. of Units | %   |
|--------------------------|--------------|-----|
| <b>Houses</b>            |              |     |
| 4 bed                    | 12           | 11  |
| 5 bed                    | 16           | 15  |
| <b>Total</b>             | <b>28</b>    |     |
| <b>Apartments/Duplex</b> |              |     |
| 1 bed                    | 12           | 11  |
| 2 bed (3 person)         | 21           | 19  |
| 2 bed (4 person)         | 27           | 25  |
| 3 bed                    | 20           | 19  |
| <b>Total</b>             | <b>80</b>    | 100 |

The development has a stated residential density of c. 45 units / ha. This is based on a site area of c. 2.4 ha.

- 3.2. The scheme also includes:
- A semi-detached three storey crèche (c.170sq.m).
  - A ground floor retail unit in Apartment Block G (c.69sq.m).
  - 166 carparking spaces (157 residential, 5 crèche and 4 retail)

- 121 Bicycle spaces.
- 5 motorcycle spaces.
- Provision of basement parking and storage under Apartment Blocks F and G.
- New entrance location and design at Stocking Lane with new access road to the west of the site.
- New separate pedestrian and cycle access to Springvale estate to the east of the site.
- Landscaped public and private open space, boundary treatment, lighting, play area.
- Drainage works, attenuation and constructed wetlands.
- All ancillary site services and works.

Parameters:

Site Area: 2.4 hectares.

Open Space: 2640sq.m.

Plot ratio: 0.48.

Site coverage of 21%.

Density: 45 units per hectare.

## 4.0 Planning History

**Site:**

**Reg. Ref. SD18A/0225.** Mc Cabe Durney Barnes Ltd (landowner Elizabeth Barnes) were refused permission for 95 residential units (46 apartments and 49 houses) in August 2018 for 8 reasons relating to:

1) The poor layout, quantity and quality of public open spaces and their location, are piecemeal, inadequate and of substandard quality throughout the site and would not create a high quality living environment for the future

residents of the area. Thus, the proposed development would seriously injure the amenities of property in the vicinity and of future occupants.

2) Non-compliance with Section 11.3.1 (iii) relating to Public Open Space/Children's Play.

3) Non-compliance with the Design Manual for Urban Roads and Streets (DMURS) Guidelines (Department of Environment, Community and Local Government, 2013).

4) Surface water drainage.

5) Non-compliance with the Apartment Guidelines 2018.

6) Poor urban design, lack of permeability and connectivity.

7) Failure to meet minimum house and apartment space requirements.

8) The proposed development would not be in the interest of amenity, biodiversity and the provision of a reasonable standard of landscape.

**'Coolamber' to the north of the site:**

**P.A Reg. Ref. SD 19A/02058 (ABP Ref. 304458-19).** Matt & Lucia Barnes were refused permission in August 2019 for 4 houses and 5 apartments with a new vehicular access and associated site works for the following 2 reasons relating to 1) overdevelopment of the site and negative impact on 'Coolamber' by virtue of overlooking, overbearing impact and visual intrusion and 2) related to the location of and access to the area of public open space at the southern end of the site is such which would result in a sub-standard layout and level of residential amenity by virtue of being poorly supervised with a poor distinction between public and private areas and inadequate integration into the overall development. And, therefore, would be contrary to the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and particularly sections 7 (Layout) and 8 (Public Realm) of the accompanying Urban Design Manual and would therefore be contrary to the proper planning and sustainable development of the area.

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

### **5.1. National Policy**

The government published the National Planning Framework in February 2018. Objective 3a is that 40% of new homes would be within the footprint of existing settlements. Objective 27 is to ensure the integration of safe and convenient alternatives to the car into the design of communities. Objective 33 is to prioritise the provision of new homes where they can support sustainable development at an appropriate scale.

### **5.2. Section 28 Ministerial Guidelines**

5.2.1. 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;
- Design Manual for Urban Roads and Streets (DMURS);
- The Planning System and Flood Risk Management (including the associated Technical Appendices);
- Childcare Facilities Guidelines for Planning Authorities;
- Urban Development and Building Heights – Guidelines for Planning Authorities;
- Guidelines for Planning Authorities Retail Planning.

### 5.3. **South Dublin County Development Plan 2016-2022**

The South Dublin County Development Plan 2016-2022 is the relevant policy document pertaining to the subject site and includes a number of policies and objectives which are relevant, including those relating to core strategy, residential development and development standards, water services, roads and transport, green infrastructure and protected structures.

The subject site is located on lands which has the zoning objective **RES** – to protect and improve residential amenity.

## 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 the landowner, list of consultations, Planning Report & Statement of Consistency with Policy, Confirmation of feasibility from Irish Water, Copy of Section 247 meeting minutes, Architect Schedule, Housing Quality Assessment, Architectural Design Statement, Architectural drawings, CGIs, Masterplan, Landscape Report & Plans, Arboricultural Survey Report and Protection Strategy Report, Arboricultural Impact Report, Outdoor Lighting Report, Engineering Services Report, Traffic Assessment Report, Ecological Impact Assessment, Appropriate Assessment Screening Report, Copy of Part V correspondence and booklet.

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 13<sup>th</sup> November 2019. The planning authority's 'opinion' included the following matters.

6.3.2. The Planning Authority's 'opinion' included the following matters: copies of records of Section 247 consultations, planning history, site location and context, zoning, policy and appendices containing internal reports.

6.3.3. The planning authority's opinion refers to key planning considerations as follows:

#### **6.3.2. Principle of Development**

- The site is zoned RES with an objective *to protect and/or improve residential amenity*.
- The proposed residential and retail (shop local) are uses that are 'permitted in principle' and childcare facilities are 'open for consideration'.
- The Planning Authority is broadly supportive of the principle of development at this location on lands which are zoned for residential development.



### 6.3.3. Settlement Strategy

- The area of Rathfarnham is identified as a 'Consolidation Area' and policy CS1 applies.

### 6.3.4. Unit Mix

- It is the opinion of the Planning Authority that the proposed mix of units is acceptable, but that revisions should be made to increase the size of some of the 2 bedroom units, and any other revisions as necessary to achieve a high standard of residential amenity as per section 3.8 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2018).

### 6.3.5. Density & Height

- It is the planning authority's opinion that the proposed density and building heights on the site are acceptable, in particular with reference to overlooking of public open space, and in relation to the retention of trees and hedgerows at the site boundaries. However, the Planning Authority requires additional contiguous elevations and site sections to fully assess the impact of the development in relation to neighbouring existing development. Housing to the east of the site should be restricted to genuine 2-storey development near the eastern boundary, due to the raised level of the site.

### 6.3.6. Urban Design & Layout

- The Planning Authority is of the opinion that the development could be improved as follows:
  - The separation distance between the front elevations of houses along the east-west street is considered to be excessive. The applicant should consider any means to reduce this distance and provide better enclosure on the street.
  - Two street corners should be redesigned to provide a strong urban edge, perhaps with the use of wraparound units, and to around high garden walls siding onto the street.

- The applicant should consider additional underground car-parking for duplex/apartment units to de-emphasise car parking at street level, for the southern leg of the north-south street.

#### 6.3.7. Non Residential Uses

- The proposed 69m<sup>2</sup> retail unit is considered to be of suitable size to serve the development as a local shop.
- The proposed crèche is a 2 storey building which is c.170m<sup>2</sup> in size and is provided 4 car parking spaces.
- There are no details in relation to the number of children to be catered for in this facility.

#### 6.3.8. Open Space and Public Realm

- Refer to Public Realm Department report.
- It is the Planning Authority's opinion that additional detail is required in relation to the overall Landscape Plan for the site in relation to: levels, retaining walls, houses siding onto open space, trees, pits, swales, playing pitches, multi-use games areas and basketball court in the communal amenity space.

SDCC Heritage Officer noted (Verbal comments to Planner) in relation to Bats, the applicant has provided as part of their Ecological Impact Assessment a statement in relation to a bat survey carried out on the site. The survey revealed that bats use the site for feeding, in particular the northern perimeter of the site. The report does not recommend any mitigation measures at demolition or construction stage.

- The Planning Authority is of the opinion that the site layout plan can be improved in order to retain more trees on site, in the manner recommended by SDCC Heritage Officer, and that the public open space to the north-west of the development should be provided as a dark area, with all public realm lighting facing away from the site.

#### 6.3.9. Roads, Access & Parking

- Refer to Roads Department Report.

- The Planning Authority is generally satisfied with the arrangement of the site, with the exception that some areas appear to be dominated by surface-level carparking. If it considered necessary to widen the carriageway for access to the basement car park, the Planning Authority would prefer this access to be taken from the main east-west street, thereby protecting the proposed homezone. This would require a redesign of apartment blocks and basement car park.
- To avoid wider carriageways, the Planning Authority would encourage the placement of footpaths between the surface car parking spaces and the carriageway.
- The applicant is invited to consider re-profiling of the site to provide a vehicular access to the east, or to provide a rationale for the access arrangements in their final application.
- It is the opinion of the Planning Authority that the recommendation of the Roads section should be taken into consideration in any proposed development on this site. Alterations to the site layout should result in a less dominance of the public realm by surface car parking and carriageways, in accordance with DMURS. The access arrangements to the site should be carefully considered, noting that major earthworks would be required to re-profile the site to achieve an equal level with the adjoining developments to the east.

#### 6.3.10. Services and Drainage

- Refer to the Environmental Services Department report.
- Surface water and attenuation issues highlighted and the need for a Site Specific Flood Risk Assessment.
- It is the opinion of the Planning Authority that the applicant should fulfil the requirements of the Environmental Services Department prior to lodging a Stage 3 application.

#### 6.3.11. Appropriate Assessment

A Screening report for AA is provided. The report concludes that the application, whether individually, or in combination with other plans and

projects, will have no impacts upon the Natura 2000 sites. An Bord Pleanála is the competent authority in this regard.

#### 6.3.12. EIA Screening

The applicant has provided an EIA Screening Report, noting that An Bord Pleanála has discretion in seeking an EIA for sub-threshold development. It is noted that the Screening report concludes that the proposed development does not warrant the preparation of an EIAR. An Bord Pleanála is the competent authority in this regard.

#### **Roads Department Report (8<sup>th</sup> November 2019):**

- An additional emergency/future vehicular access must be created into Springvale by lowering the subject site on its eastern boundary to tie into the levels at the Springvale Estate.
- Increase the width of the main access roads (Roads 1&2) to 6m as there is perpendicular parking.
- Road 3 should be 6m at the junction of Road 1 to the access to the basement carpark.
- Details of materials for roads and home zones.
- Cycle and pedestrian infrastructure must be linked to the existing infrastructure to the south of the site, including into Prospect Heath.
- Potential/future links to the north of the site must be completed to the northern boundary.
- earthworks to level to the site and link with Springvale
- increase in junction radii.
- Provision of EVC points.
- TIC drawings.
- Maximum longitudinal road gradient should be 1:20.

#### **Water Services Department Report (31<sup>st</sup> October 2019):**

##### **Main concerns:**

- Related to the location of the surface water attenuation system for Catchment C. It is located too close to the proposed building and basement east of same. Consideration should be given to locating surface water attenuation system for Catchment C to the public to the north of the site similar to the proposed attenuation system for Catchment A. The relation of the system may make it possible to change to an arch type system which are more easily maintained and would have the potential to be taken in charge.
- The use of geocellular type surface water attenuation systems are not acceptable in areas that have the potential to be taken in charge by SDCC.
- Concerns relating to the side slope gradients for the proposed swale and integrated wetland being too steep. Side slopes should be of shallow gradient to allow maintenance and terracing of side slopes should be considered for health and safety reasons.
- Details relating to the petrol interceptor proposed for the basement drainage network.
- A Site Specific Flood Risk Assessment should be submitted with the application.

**Parks & Landscape Services/Public Realm Department (8<sup>th</sup> November 2019)**

**Main concerns:**

- Loss of existing trees.
- Lack of SUDs features, integrated street tree pits, swales etc.
- Landscape Plan: lack of soft and hard landscaping details/specifications, no sections/elevations.
- Lack of detail with regard to the kickabout pitch, proposed half MUGA and Basketball throwing hoop/game court.
- Lack of detail with regard to the play area.

## **6.4. Irish Water Submission**

6.4.1. The Irish Water comment refers to a development of 122 mixed use units at Coolamber, Stocking Lane, Ballyboden, Co. Dublin. It confirms that the proposed connection to the Irish Water network can be facilitated subject to a valid connection agreement being put in place.

## **6.5. Consultation Meeting**

6.5.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 27<sup>th</sup> November 2019. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.5.2. 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. Development Strategy:**

**1.1 Site layout** and form, connections and permeability (within site and with adjoining lands/estates), wayleave through the site.

**1.2 Urban design and architectural approach** particularly with regard to car parking layout, disposition of open space and landscaping, including tree retention policy/rationale; treatment of urban edges and public realm, housing mix/typology, finishes and materials, impact on adjoining residential properties.

**2. Design** in particular with regard to the design, finishes and materials of the apartments blocks, duplex units and houses.

### **3. Drainage & Flooding.**

- Surface water attenuation.
- Swale and integrated constructed wetland.
- SUDs
- Site Specific Flood Risk Assessment.

**4. Roads infrastructure**, access and parking including wider vehicular, pedestrian and cyclists connections and measures to reflect DMURS.

**5. Ecology & Bats.**

6. **Childcare/provision of crèche** in particular location within the site, design and scale.

**7. Any Other Business**

6.5.3. In relation to the development strategy ABP representatives sought further elaboration / discussion on:

- Site layout and form, connections and permeability (within site and with adjoining lands/estates), The Irish Water overflow pipe that runs west-east through the site and wayleave.
- Urban design and architectural approach particularly with regard to car parking layout, disposition of open space and landscaping, including tree retention policy/rationale; treatment of urban edges and public realm, housing mix/typology, finishes and materials, impact on adjoining residential properties.
- A strong urban edge along Stocking Lane.
- Location of open space and kick-about areas need to be integrated and provided within the scheme.
- Connections to the existing pedestrian and cycle infrastructure to the north and south of the site.
- Setback and provision of perpendicular parking along the west-east access route.

6.5.4. In relation to design, ABP representatives sought further elaboration / discussion on:

- The design, finishes and materials of the apartments blocks, duplex units and houses.
- The treatment of corners within the site and the formation of a strong frontage along Stocking Lane.

- Number of 2 bed units proposed and compliance with the 2018 Apartment Guidelines.

6.5.5 In relation to drainage ABP representatives sought further elaboration / discussion on:

- Surface water attenuation proposals.
- Swale and integrated constructed wetland.
- SUDs
- The requirement for a Site Specific Flood Risk Assessment.

6.5.5. In relation to roads infrastructure ABP representatives sought further elaboration / discussion on:

- Access and parking within the site.
- Compliance with DMURS.
- The provision of a vehicular access to Springvale and the difference in levels. In this regard the application is to explore the feasibility of providing this access and have further discussion with the Roads Department prior to lodging an application.

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

- Tree removal and mitigation measures proposed.

6.5.7. In relation to Childcare/provision of crèche, ABP representatives sought further elaboration / discussion on:

- The location, design and scale and justification for same.

6.5.8. 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-305712-19' 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

Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the elements that are set out in the Recommended Opinion below.

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 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:

### 1. Architectural Response to the context of the site

Further consideration and/or justification of the documents as they relate to design strategy for the site. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site is the optimal architectural solution for this site. In this regard further consideration is required for the design and configuration of the layout particularly in respect of:

- a) The creation of strong urban edges along Stocking Lane.
- b) Justification for the provision of open space at the north-western section of the site if this strategy is to be pursued

- c) Further consideration is required for an improved design approach that addresses a sense of enclosure along the west-east Boulevard. This may involve reducing the separation distances between the front elevations of the houses along the street or increasing the height of the units.
- d) Further consideration is required for the elevational design and materials which respect the receiving environment and the orientation and location of blocks and houses as they address internal roads within the scheme.

Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

## 2. Pedestrian Links

Further consideration and/or justification of the documents to satisfactorily indicate the provision of pedestrian/cycle links to the existing infrastructure along Stocking Lane to the north and south of the site and consideration of the legal consents required to achieve this. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

## 3. Open Space

Further consideration and/or justification of the documents to satisfactorily indicate the provision of high quality open space provision, in particular the location of kick-about areas and MUGA. Further consideration in the documents indicating the integration of surface water proposals which respect the nature and form of the proposal and support the integration of Surface Water Drainage Systems (SuDS).

## 4. Vehicular Links

Further consideration and/or justification of the documents as they relate to the provision of a vehicular linkages to adjoining lands. In particular the applicant is invited to explore the feasibility of providing a vehicular access to Springvale which may require re-profiling of the site to provide this vehicular access to the east, or to provide a rationale/justification for the access arrangements/links in their final application.

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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the South Dublin County Development Plan 2016-2022 and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3.
  - (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with South Dublin County Council.
  - (b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works at Stocking Lane.
  - (c) A Carparking Strategy and Mobility Management Plan.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.

5. A visual impact assessment including CGIs and details of proposed materials and finishes that would address the impact of the proposed development on Stocking Lane and neighbouring residential areas, as well as the environment provided within the scheme. This should include views from Coolamber, St. Winnows, Springvale and Prospect.
6. (a) A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.  
  
(b) Respond to issues raised in the Water Services Planning Report dated 31.10.19, contained within the PA Opinion dated 13.11.19.
7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
8. (a) Response to issues raised in Parks and Landscape Services/Public Realm report dated 08.11.19, accompanying the PA Opinion dated 13.11.19.  
  
(b) A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.  
  
(c) Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
9. A draft construction management plan and a draft waste management plan.

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. South Dublin County Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.



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Dáire McDevitt

Planning Inspector

4<sup>th</sup> December 2019