



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-307242-20**

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**Strategic Housing Development**

Demolition of existing structure,  
construction of 153 no. apartments  
and associated site works.

**Location**

Lambs Cross/Crohamhurst, Sandyford  
road, Dublin 18.

**Planning Authority**

Dun Laoghaire Rathdown County  
Council

**Prospective Applicant**

Blathas Property LTD.

**Date of Consultation Meeting**

15<sup>th</sup> October 2020.

**Date of Site Inspection**

27<sup>th</sup> September 2020.

**Inspector**

Karen Kenny

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## 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

- 2.1. The site is located at Lambs Cross, Sandyford Road, Dublin 18. It is on the north western side of the junction of Sandyford Road, Hillcrest Road, Blackglen Road and Enniskerry Road.
- 2.2. The site is at a transitional location within the urban area of Dublin. There is a small retail centre on the southern side of Lambs Cross containing a convenience shop and other small commercial units. There is a community centre and school beyond this. Lands to the east are characterised by low density suburban housing, while lands to the west are rural in character. There is recent medium density housing to the south east of the site (Atkin's Village and Belarmine) that forms part of the Stepside growth node.
- 2.3. The site (0.8 hectares) is rectangular in shape. The eastern boundary consists of c. 150 metres frontage onto the Sandyford Road and the southern boundary consists of c. 50 metres frontage onto Blackglen Road. There is no cycle or pedestrian infrastructure along the Sandyford Road and there is a narrow footpath along the northern section of the Blackglen Road. There is a dwelling and garage on the northern section of the site and the southern section is overgrown with scrub and tree planting. There are treelines along the northern, eastern and western boundaries and the lands fall to the south. The site borders a residential property to the west that fronts onto the Blackglen Road. Land behind this are zoned open space and are connected to Fitzsimons Wood proposed Natural Heritage Area

(NHA) to the north west. There is an extant permission on the lands to the north to demolish an existing residential property and to construct 68 no. apartment units in 3 no. blocks of 4-5 storeys. Works appeared to have commenced on this site at time of inspection.

### 3.0 Proposed Strategic Housing Development

3.1. Permission is sought for demolition of an existing dwelling and for the construction of a mixed use development consisting of 153 no. apartments, 2 no. offices and 1 no. coffee shop.

3.2. Key Details:

Detail	Proposal
No. of Units	153 no. apartments in 4 no. blocks of 3-7 storeys.
Site Area	0.8 ha
Density	191 no. units per ha (net)
Plot Ratio	1.99
Dual Aspect	52%
Parking	119 no. car parking spaces; 190 no. bicycle spaces.
Open Space	775 sq.m roof garden, 230 sq.m play area, 607 sq.m planting and 1306 sq.m incidental open space.

3.3. Housing Mix

	No.	%
1-Bed	47	31
2-Bed	98	64
3-Bed	8	5

Total	101	100
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3.4. Vehicular access is proposed from Sandyford Road and a pedestrian connection is proposed to open space zoned lands to the west of the site.

## 4.0 Planning History

### 4.1. Subject Site:

**PA Ref. D10A/0302:** Permission refused for demolition of existing dwelling and garage and construction of a housing scheme containing 13 dwellings (12 no. 4 bed semi-detached 3 storey units and 1 no. 4 bed detached 3 storey unit). The site relates to the residential property at the northern section of the SHD pre-application site. The reasons for refusal related to (1) design quality and (2) deficiencies in the road network.

**PA Ref. D08A/0325 / ABP Ref. PL06D.229526:** Permission refused for demolition of existing dwelling and garage and construction of an apartment scheme containing 48 dwellings over 3 no. blocks of 3-4 storeys. The site relates to the residential property at the northern section of the SHD pre-application site. The reasons for refusal related to (1) the design, scale, bulk, height, density and massing of the development, (2) deficiencies in the road network (3) deficiencies in the foul sewerage network, and (4) the standard of amenity for future occupants.

**PA Ref. D06A/0988:** Permission granted for a dwelling on the southern section of the site.

**PA Ref. D04A/0325 / ABP Ref. PL06D.207769:** Permission refused for 32 no. apartments and 4 no. retail units on the southern section of the site. The reasons for refusal related to (1) contravention of open space zoning, (2) access and parking layout, (3) design.

### 4.2. Neighbouring Site to the North:

**PA Ref. D17A/1003 / ABP-302954-18:** Permission granted for residential development consisting of the demolition of an existing dwelling and sheds and for

the construction of 67 no. apartments in 3 no. blocks of three storeys plus penthouse level on a 1.09 ha site.

## **5.0 Section 247 Consultation(s) with Planning Authority**

- 5.1. The applicant's representatives met the PA for a consultation under Section 247 of the Planning and Development Act 2000 (as amended) on 17<sup>th</sup> December 2020. Details of the meeting are included with the submitted documentation.

## **6.0 National and Local Planning Policy**

### **6.1. Project Ireland 2040 – National Planning Framework**

The National Planning Framework is a high-level strategic plan shaping the future growth and development of Ireland to 2040. The NPF includes 75 no. National Policy Objectives. The following objectives are of note:

- Objective 3a: To deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- Objective 3b: To deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.
- Objective 4: To ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- Objective 27: 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: 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: 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.

## 6.2. Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submission 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 Manual for Urban Roads and Streets.
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
- Urban Development and Building Heights – Guidelines for Planning Authorities, (2018).
- Childcare Facilities – Guidelines for Planning Authorities.

## 6.3. Dún Laoghaire-Rathdown County Development Plan 2016-2022

6.4. The Dun Laoghaire Rathdown Development Plan 2016 – 2022 is the operative development plan.

- The southern section of the site is zoned 'NC' with an objective 'to protect, provide for and or improve mixed-use neighbourhood centre facilities'. The northern section relating to the existing residential property is zoned 'A' with an objective 'to protect and / or improve residential amenity'. A small portion of the site along the western boundary is zoned 'F' with an objective 'to preserve and provide for open space with ancillary active recreation amenities'.
- Development Plan Map 5 indicates a proposed Quality Bus Corridor along the Enniskerry Road (R117) to the east of the site. Blackglen Road is listed as a Six Year Road Objective in Table 2.2.5 of the CDP. Fitzsimons Wood to the north west is identified as a proposed NHA.

- Chapter 2 Sustainable Communities Strategy, includes policies which seek to increase housing supply, ensure an appropriate mix, type and range of housing and promote the development of balanced sustainable communities. Relevant policies include RES3 promoting higher residential densities in line with national policy whilst ensuring a balance between density and the reasonable protection of residential amenities and established character. Section 2.1.3.3 states that densities of greater than 50 units per hectare will be encouraged within c. 1 km of public transport nodes. RES7 encourages the provision of a wide variety of housing and apartment types and RES8 seeks provision of social housing. RES14 seeks to ensure that community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential development. RES15 promotes an ‘urban village’ design approach in new development growth nodes. Section 2.2 sets out policies in relation to sustainable land use and travel. ST2 and ST11 relate to the integration of land use and transportation, ST19/20 relate to travel demand management and travel plans and ST27 relates to traffic and transport assessment and road safety audits.
- Section 3.2 relates to Retail and Major Town Centres. Policy RET6 is to encourage the provision of an appropriate mix, range and type of uses – including retail and retail services – in areas zoned objective ‘NC’ subject to the protection of the residential amenities of the surrounding areas.
- Chapter 4 ‘Green Infrastructure’ sets out policy in relation to open space and recreation including OSR5 in relation to public open space provision and OSR14 in relation to play facilities.
- Chapter 5 ‘Physical Infrastructure Strategy’ sets out policy in relation to (inter alia) water supply and wastewater, waste management, pollution, climate change, energy efficiency, renewable energy and flood risk.
- Chapter 7 ‘Community Strategy’ sets out policy for the delivery of community facilities in Section 7.1.3.
- Chapter 8 ‘Principles of Development’ contains the urban design policies and principles for development including public realm design, building heights strategy, car parking. Section 8.2 sets out Development Management



Standards for (inter alia) Residential Development (8.2.3), Sustainable Travel and Transport (Section 8.2.4); Open Space and Recreation (Section 8.2.8), Environmental Management (8.2.9), Climate Change Adaption and Energy (8.2.10) and Community Support Facilities (Section 8.2.12).

## **7.0 Forming of the Opinion**

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 submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

### **7.1. Documentation Submitted**

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, a Completed Application Form, Cover Letter, Irish Water Agreement, Details of Ownership, details of S247 Consultation, Statement of Consistency, Ecology Report, Traffic Report, Civil Engineering Details and Architecture Details inc. drawings and CGI's.

### **7.2. Statement of Consistency**

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required. The applicant's case in relation to the proposed development is summarised as follows:

- Consistent with NPF and RSES policy in relation to infill / brownfield development in urban areas and close to employment. Sites location on QBC

and within a short walk of Luas supports increased densities that will contribute to the consolidation of Dublin City.

- Consistent with Rebuilding Ireland Action Plan for Housing and Homelessness – Pillar 2 – Accelerate Social Housing; Pillar 3 - Build More Homes; Pillar 4 – Improve the Rental Sector.
- Consistent with RSES policy for development in Metropolitan Area and within the Sandyford area.
- Consistent with GDA Transport Strategy. Plans for upgrade of the Sandyford Road to include a QBC (inc. junction improvements at Lambs Cross) scheduled for A3 2020. Development designed to incorporate proposed upgrades.
- Consistent with guidance in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and with the 12 criteria in the accompanying Urban Design Manual.
- Consistent with guidance and standards in the Sustainable Urban Housing: Design Standards for New Apartments, 2018.
- Consistent with Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities 2018. Suitable location for higher densities. On a QBC, bus routes and 5 minute walk or 20 minute cycle to Glencairn Luas stop. Close to employment at Sandyford Business District. SPPRs are addressed in the accommodation schedule.
- Consistent with the Urban Development and Building Height Guidelines. Suitable for higher densities given accessibility to public transport and employment. Scope to establish a precedent for higher density development given limited development in the area. Reference to Aiken's Village (6 storeys) and Belarmine (6 storeys).
- Consistent with the Design Manual for Urban Roads and Streets, 2013.
- In relation to the Childcare Facilities Guidelines the catchment area is adequately served in terms of childcare provision.
- The proposed development is generally consistent with the provisions of the DLR County Development Plan 2016-2022. Consistent with Core Strategy provisions for infill development. Residential and office (<300sq.m) and café uses permitted under the NC zoning. Other uses are ancillary to the residential

uses. The ground floor of Block A is designed to transition to other neighbourhood uses if required in the future. The proximity to Dundrum Town Centre and fact that there is an existing neighbourhood store opposite undermines the viability of convenience retailing at this location.

- Interaction between Fitzsimons Wood and the subject site via the area of scrub that separates the SHD site and the pNHA is a key consideration. The adjoining lands are in the ownership of DLRCC. Discussions being progressed as part of the subject proposal to develop these lands as open space. The design seeks to enhance and protect existing biodiversity while facilitating educational use with minimal ecological impact. A raised wooden walkway is proposed with tree planting to strengthen the natural birch of Fitzsimons Woods.
- Upgrade works proposed to the Sandyford Road to facilitate a QBC are nearing construction phase and will be complete prior to the construction of the subject development.
- Proposal consistent with urban design policy UD1, public realm policy UD3, urban tree planting policy UD7, building height policy UD6 including provisions for upward modifiers, residential density policy RES3, residential mix policy RES7, social housing policy RES8 and qualitative standards in Chapter 8.

### **7.3. Planning Authority Submission**

A submission was received by An Bord Pleanála from Dun Laoghaire Rathdown County Council on 25<sup>th</sup> June 2020. The 'opinion' of the planning authority included, inter alia, the following:

- Question whether the proportion of non-residential uses is sufficient on NC zoned lands.
- In transitional zones necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zoning (Section 8.3.2 refers). The scale of development is extensive adjacent to open space zoned lands and pNHA.
- Development along the Blackglen Road is premature pending the construction of the Blackglen Road Improvement Scheme on grounds of public safety.

- Density high for site removed from significant social infrastructure and services.
- The blocks are extensive in terms of scale and bulk and appear heavy and monolithic within the CGI's. Concern that buildings to the Blackglenn Road and Sandyford Road are substantial and will appear overbearing; in relation to finishes; and in relation to potential for a cramped form of development that is dominated by car parking and hard surfaces.
- The applicant has not provided a robust justification for increased height at this location. The Building Height Guidelines indicate a presumption in favour of buildings of increased height in town and city cores and in other urban locations with good public transport accessibility. The site does not fall within these criteria and no case is made (by reference to the criteria in Section 3.2 of the guideline) for building height that is above that set out in Appendix 9 (Building Height Strategy) of the DLRCDP.
- The PA has concerns in relation to visual and landscape impacts within the receiving environment. The PA note the sites location within the Barnacullia Landscape Character Area.
- Need to address the impact on the amenities of the existing dwelling to the west. Reference to potential overlooking, overshadowing and overbearing impacts.
- Need to show permitted development to the north in CGI's.
- Clarity needed in relation to the provision / function of communal facilities.
- Car parking should be provided in accordance with the standards set out in the CDP. Cycle parking should be provided in accordance with PA policy and Section 28 Guidance.
- Concerns in relation to quantum and quality of open space provision. The development is heavily reliant on roof gardens and without this the proposal fails to meet the 10% open space requirement of the development plan. A greenfield site such as this should not be relying on roof gardens to provide a large proportion of communal amenity space.

- The following should be included with the SHD application: Visual Impact Assessment; Photomontages (inc. long range views); Tree Survey; updated / detailed Landscaping Scheme; updated / detailed / detailed Ecological Assessment (inc. further analysis in relation to badgers and bats); taking in charge details; management details; details of finishes; Social Infrastructure Capacity Assessment (including School Demand Assessment and Childcare Assessment); further detail in relation to Storm Water Drainage and Flood Risk; Construction Waste Management Plan; and Operational Waste Management Plan.

#### 7.4. Other Submissions

##### **Irish Water**

Irish Water issued a Confirmation of Feasibility for this development for 103 residential units subject to the following:

- Connection to the water network should be from 300mm ID ductile iron main in Sandyford Road.
- The wastewater network will have to be upgraded along the public road in order to complete the proposed connection. IW have no plans to complete the upgrades. The applicant would be required to provide a financial contribution to meet a relevant portion of the costs for the required upgrades as part of a Connection Agreement.

Any proposals to build over or divert existing water or wastewater services to be submitted for written agreement of IW.

#### 7.5. Consultation Meeting

A Section 5 Consultation meeting took place Remotely Via Microsoft Teams on the 15<sup>th</sup> October 2020, commencing at 10.00. Representatives of the prospective applicant, the planning authority and An Bord Pleanála participated in the meeting. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were based on the agenda that issued in advance and contained the following issues:

1. Compliance with Zoning Objective.

2. Transportation – matters raised in the PA's submission.
3. Development strategy - including response to site context; height, scale and massing of blocks; open space provision; and landscaping.
4. Flooding / Drainage.
5. Community Infrastructure.
6. AOB

In relation to the zoning objectives An Bord Pleanála sought further elaboration / discussion in relation to the mix of uses and quantum of non-residential uses proposed within the neighbourhood centre zoning.

In relation to transportation, An Bord Pleanála sought further elaboration / discussion / consideration in relation to the capacity of the existing road network and the status of proposed upgrade projects, car parking provision and access to public transport.

In relation to development strategy, An Bord Pleanála sought further elaboration / discussion in relation to density; height, scale and massing; elevations / architectural detailing; layout and open space provision; and impact on the amenity of the existing / permitted residential units on adjacent sites.

In relation to water and drainage, An Bord Pleanála sought further elaboration / discussion / consideration in relation to the issues raised in the submission received from the PA's Drainage Section and Irish Water.

In relation to Community Infrastructure, An Bord Pleanála sought further elaboration / discussion in relation to community infrastructure and childcare provision.

In relation to any other business, An Bord Pleanála advised that all works need to be included within the site boundary at application stage; and that a full suite of information should be submitted at the application stage as there is no provision for further information.

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 307242' 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.

## **8.0 Conclusion and Recommendation**

- 8.2.1 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.
- 8.2.2 I have examined all of the information and submissions before me including the documentation submitted by the 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.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted is required at application stage in respect of the following elements: compliance with neighbourhood centre zoning objective; capacity of the road network; development strategy; and residential amenity, as sets 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.

## 9.0 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 requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

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

1. Further consideration and / or justification of the documents as they relate to compliance with the Neighbourhood Centre zoning objective that relates to part of the site. The further consideration and / or justification should address the mix, range and type of uses proposed having regard to the provisions of the Dun Laoghaire Rathdown Development Plan 2016-2022 in relation to the role and function of Neighbourhood Centres.
2. Further consideration and / or justification of the documents as they relate to the capacity of the road network in the area to cater for the proposed development. The further consideration and / or justification should address the matters raised in the submissions received from the PA dated 25<sup>th</sup> June



2020 in relation to prematurity pending the completion of the Blackglen Road Improvement Scheme.

3. Further consideration and / or justification of the documents as they relate to the development strategy for the site. The further consideration and / or justification should address the following matters:
  - (i) The density of development proposed having regard to the site's outer suburban location and its accessibility to high frequency public transport, employment and ancillary services and amenities;
  - (ii) The height, scale and massing of the proposed blocks and how the development respond to the receiving environment (existing and permitted developments);
  - (iii) The architectural expression and detailing of the blocks, including but not limited to materiality, composition of the elevations and the interface with streets and open spaces, and
  - (iv) The quantum and quality of public and communal open space provision.

The further consideration / justification should have regard to, inter alia, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 (including the locational criteria in Chapter 2 and the guidance on car parking provision in Chapter 4), the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets 2013; and the Dun Laoghaire Rathdown Development Plan 2016-2022.

4. Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the potential for overlooking, overshadowing and overbearing impacts on existing and permitted residential units, and daylight and sunlight access to units and amenity areas within the development.

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

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. The prospective applicant is advised to address the following in the documents submitted:
  - (a) Provide a justification for the level of car parking proposed. The justification should include an analysis of car parking demand taking account of the site's location and the level of connectivity (by all modes) to services and employment.
  - (b) Provide additional details in relation to the wastewater connection. The details should address the matters set out in the submission received from Irish Water, dated June 2020, in relation to the need for network upgrades.
  - (c) Provide additional drainage details. The details should address the matters raised in the Report of the Drainage Division of Dun Laoghaire Rathdown County Council, as contained in the PA's submission dated June 2020.
2. A Housing Quality Assessment that sets out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance of the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
3. A Building Life Cycle Report that includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2018 Guidelines on Design Standards for New Apartments.
4. An Architectural Design Statement. The statement should include a justification for the proposed development, having regard to inter alia urban design considerations, visual impacts, site context, locational attributes and national and local planning policy. The statement should specifically address the height, scale

and mass of the blocks, the relationship with contiguous development and the interface along key frontages.

5. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
6. A Landscaping Plan. The plan should include a schedule of open space and address the design and function of open spaces within the development. The plan should also address matters raised in the PA's submission dated 25<sup>th</sup> June 2020, relating to boundary treatments; and the interface with and access to open space zoned lands to the west of the site.
7. Contextual plans and contiguous elevations, sections and computer generated images that details the relationship between the proposed blocks and the relationship between the proposed development and existing and permitted contiguous development in the area.
8. A Visual Impact Assessment that is supported by Verified Imaged / Photomontages from key vantage points.
9. An updated Ecological Impact Assessment. The assessment should address the potential impact on Badgers and Bats.
10. Social Infrastructure Capacity Assessment including School Demand Assessment and Childcare Assessment.
11. Sunlight and Daylight Analysis.
12. Inward Noise Assessment.
13. Tree survey.
14. Phasing plan.
15. Taking in charge layout.
16. Construction Waste Management Plan.
17. Construction and Environmental Management Plan.
18. Operational 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. Transport Infrastructure Ireland
2. National Transport Authority
3. Irish Water
4. Dun Laoghaire Rathdown 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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Karen Kenny

Senior Planning Inspector

22<sup>nd</sup> October 2020