



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion

307254

Strategic Housing Development	203 no. residential units (109 no. houses, 94 no. apartments), crèche and associated site works.
Location	Lands immediately adjoining Bishop's Gate housing development, in the townland of Kiltiernan Domain, Enniskerry Road, Kiltiernan, Dublin 18.
Planning Authority	Dun Laoghaire Rathdown County Council.
Prospective Applicant	Adroit Operations Limited.
Date of Consultation Meeting	25 September 2020.
Date of Site Inspection	27 July 2020.

Inspector

Stephen Rhys Thomas.

1.0 Introduction

- 1.1.1. 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

- 2.1.1. The subject site measures c. 4.97ha. and has an 'L' shape form and slopes upwards from the Enniskerry Road. The land is characterised by overgrown scrub; however, some building materials/outbuildings are in situ to the northwest of the site. There are no dwellings on the site, and the site is bounded by hedgerows and trees.
- 2.1.2. The east of the site adjoins the Enniskerry Road and the south a residential scheme nearing competition Reg. Ref. D16A/0090/ ABP Ref. Ref. PL06D.246537. To the west of the site are agricultural lands. Sutton Fields lies south of the site. To the north, is Bishops Gate. The site is about 100m from a bus stop, about 3 km from the Carrickmines Luas Park and Ride stop, and 2.2 km from the M50.

3.0 Proposed Strategic Housing Development

The proposed development which is subject of this pre-application consultation request comprises 203 units provided in four apartment blocks 3 storeys in height and terraced houses also up 3 storeys in height, the detail is as follows:

- 88 x 3 Bedroom houses (43.5%)
- 21 x 4 Bedroom houses (51%)
- 4 x 1 Bedroom apartment units (5.5%)
- 81 x 2 Bedroom apartment units (5.5%)
- 9 x 3 Bedroom apartment units (5.5%)

- Creche 370 sqm – 54 childcare spaces.
- Vehicular access serving the development is via existing access road off Enniskerry Road serving Bishop’s Gate development.
- 335 car parking spaces (7 creche spaces, 218 house spaces, 94 apartment spaces and 16 visitor spaces), 211 cycle spaces.
- The site area is 4.97 Hectares and the gross floor space proposed is 24,225 sq.m. Residential density 41 units per hectare.

4.0 National and Local Policy

4.1 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:

- ‘Urban Development and Building Heights Guidelines for Planning Authorities’ – 2018
- ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ - 2018
- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Design Manual for Urban Roads and Streets’
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- ‘Childcare Facilities – Guidelines for Planning Authorities’

4.2 Regional Policy

Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Assembly, 2019

EMRA’s Regional Spatial and Economic Strategy 2019-2031 (RSES) sets out that the Metropolitan Area Strategic Plan (MASP) identifies strategic residential and

employment corridors. One of these corridors includes the ‘Metrolink/Luas Greenlink’ corridor which the subject site falls within and is tasked with providing 71,000 people with ‘new residential communities in Ballyogan and environs and Kiltiernan-Glenamuck’.

4.3 Local Policy

The **Dún Laoghaire-Rathdown County Development Plan 2016-2022**, is the operative county development plan. Kiltiernan is designated as a ‘future development area’ in the Core Strategy as outlined in Figure 1.1 of the Plan (Core Strategy Map) and is within the Metropolitan Area of the county. Development plan section 1.3.4.2 sets out the basis for the Kiltiernan – Glenamuck LAP. It is anticipated that the plan area will ultimately accommodate c. 2,500-3,000 residential units, a neighbourhood centre, two tranches of public open space and a large employment node adjacent to the established mixed-use development at The Park, Carrickmines. The key elements of the overall planning framework for the area include the proposal to provide a bypass road of the Village Core of Kiltiernan, the implementation of a Neighbourhood Framework Plan to consolidate the Village Core, the graduation of residential densities from higher densities adjacent to the Luas line to lower densities further removed from this main public transport artery and the implementation of a centrally located major public open space / school site.

The site is zoned ‘Objective A’ in the development plan, ‘to protect and/or improve residential amenity’. Residential development is ‘permitted in principle’ under this zoning objective while childcare service is ‘open for consideration’.

Kiltiernan Glenamuck LAP 2013 – 2023

The site is on land zoned for lower density residential development in the LAP. The overall strategy for the LAP lands reflects that of the County Development Plan, based on the roads improvement objectives for the Glenamuck District Distributor Road (GDDR) and Glenamuck Local Distributor Road (GLDR) to bypass Kiltiernan village, facilitating the development of the village centre and a new civic node. The LAP also provides for some upgrading of the existing Glenamuck Road to provide pedestrian and cycle facilities and the upgrading of the Enniskerry Road to a traffic calmed street to function as part of the neighbourhood centre. There is a Section 49

Supplementary Development Contribution Scheme for the GDDR, which also includes as a separate infrastructure project of Regional Surface Water Attenuation Ponds that are required to effect the SUDS drainage scheme for the new roads and the development lands within the LAP area.

The LAP states that the council's Transportation Dept. considers that up to 700 dwelling units can be accommodated on an existing upgraded road network in advance of the GDDR scheme as Phase 1. LAP section 10.6 sets out 13 criteria to be considered in the case of developments in advance of that scheme. The site is within Phase 1 (b) C of the phasing scheme where c350 dwelling units can be considered prior to the GDDR scheme. LAP section 10.6 also states that it will be necessary to incorporate stringent SUDS measures in advance of the development of the Regional Surface Water Attenuation Ponds. The Council's Transportation Dept. have revised the total number from 700 units up to 1050 units on foot of the Part VIII road works outlined below.

The development site is located within LAP land parcel 12 and 13a. The following objectives for land parcel 12 are noted:

- The development brief for land parcel 12 specifies a maximum density range of 35-40u/ha. It is planned that this will provide 385-440 units.
- Lower density residential with detached houses, terraces, duplexes, courtyard type housing.
- On lands to the west of Enniskerry Road, heights of 2-3 storeys shall be encouraged with the 3-storey element to be focused along the interface with Enniskerry Road, and at other appropriate locations throughout the area, most notably, but not exclusively, at areas facing the internal loop access road, within the extent of the NC related buildings, to define frontage, as corner elements at road junctions, and at key entrances to sites. (Parcel Nos. 14 and 17 (Wayside and Moss Cottages) to be excluded from this proposal).
- Access to be off the proposed loop road. Additional access points directly off Enniskerry Road to access individual properties to be curtailed. Traffic management measures, including a possible cul de sac, will be introduced to the indicative loop road through Parcels 12 and 13a to actively discourage potential

'rat-running' to and from Ballybetagh Road and Enniskerry Road in the village centre.

- Other objectives relate to public realm improvements along the Enniskerry Road.

The development brief for land parcel 13 (a)(b) which is located to the east of the site, states that a higher density than 35-40u/ha may be acceptable. The guidelines for this land parcel are as follows:

- Land suitable for Neighbourhood Centre uses (mixture of retail, commercial and residential acceptable). Community services would also be acceptable.
- Similar comments regarding height and materials as to above.
- Design of respective individual developments to comprise the NC to complement each other.
- Site should take advantage of the location with regard to orientation and views of the Dublin Mountains. Development could be clustered around a protected courtyard area/small civic space with views encouraged to the south-west.
- There is a need to create a distinctive pedestrian entrance to the NC developments irrespective of whether they are developed as individually or not.
- No vehicular access to be permitted off Enniskerry Road. Access to site off proposed loop road to serve land parcels on the western side of Enniskerry Road namely Parcels 12 and 13.
- Traffic management measures, including a possible cul de sac, will be introduced to the indicative loop road through Parcels 12 and 13a to actively discourage potential 'rat-running' to and from Ballybetagh Road and Enniskerry Road in the village centre.
- Importance of creating a safe access point across Enniskerry Road linking the NC to the immediate Open Space on the opposite side of the road and then further to the pedestrian linkages which access the development lands to the north-east.
- While advocating traffic calming measures along the full length of Enniskerry Road (between Church of Ireland site to the north and Ballycorus Road to the

south), additional road treatment is required along the stretch of road adjacent to the NC particularly given that it is located on the western side of Enniskerry.

- 13b - Access to the site will be from Enniskerry Road. Will in all likelihood comprises a standalone development. Stopping on Enniskerry Road will not be encouraged, Parking to be on-site and preferably to the rear

Enniskerry Road / Glenamuck Road Part VIII Scheme

The Part VIII scheme relates to improvements to the Enniskerry Road / Glenamuck Road (Golden Ball) junction. Part VIII approval was granted at a meeting of Dun Laoghaire Rathdown County Council on 11th September 2017. An Bord Pleanála Reference PL06D.303945 and PL06D. 304174. Part 10 application for the Glenamuck District Distributor Road Scheme (GDDRS) and a Compulsory Purchase Order for the acquisition of the necessary land to construct the GDRS was granted by the Board in December 2019.

5.0 Planning History

Subject site:

- None of relevance.

Adjacent Sites:

- ABP-307043-20 – 116 residential units.
- ABP 306160-19 – 197 residential units.
- ABP 303978-19 - 203 residential units.
- ABP-307506-20 refers to a current application for 130 units (55 houses and 75 apartments) at Shaldon Grange (protected structure) in Kiltiernan, Decision due in October 2020.
- PA ref D18A/1289 and ABP ref ABP-303984-19 – 61 residential units.

5.1.1. Section 247 Consultation(s) with Planning Authority

It is stated by the prospective applicants in the submitted documentation that a Section 247 pre-application consultation took place with the planning authority on 7 November 2019 and 23 January 2020.

6.0 Forming of an Opinion

6.1.1. 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.

Documentation Submitted

6.1.2. 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.

6.1.3. The information submitted included the following:

- Pre-Planning Application Form
- Part V Cover Letter
- Letter of Consent from RSM Ireland Business Advisory Ltd, George Maloney, Statutory Receiver
- Copy of Irish Water Confirmation of Feasibility, dated 16 March 2020
- Planning Report and Statement of Consistency
- Architectural Drawings, prepared by BKD Architects
- Design Statement (Statement of Consistency with Urban Design Manual), prepared by BKD Architects
- Schedule of Units
- Universal Access Statement
- Residential Quality Assessment

- Landscape Report and Outline Landscape Specification, Landscape Drawing
- Statement of Consistency with Flood Risk Management Guidelines
- Infrastructure and Roads Drawings
- Infrastructure Design Report
- Statement of Consistency with DMURS
- Traffic Assessment Report
- Arborist Drawings and Arboricultural Report
- Ecological Technical Note
- Archaeological Desktop Assessment Report

6.1.4. I have reviewed and considered all of the above mentioned documents and drawings.

Planning Authority Submission

6.1.5. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dun Laoghaire Rathdown County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 25 June 2020.

6.1.6. The planning authority's 'opinion' included the following matters: a description of the site and surroundings, a brief overview of the proposed development, planning history, the zoning provisions of the Development Plan and any specific objectives for the area and a list of relevant national policy documents. The planning authority's comments included the following:

- **Minutes of Section 247 Consultations** – Minutes are provided within appendix A to the report.
- **Internal Reports** – Reports are noted from Transportation Planning, Drainage Planning, Housing Department, Waste Section, and the Parks and Landscape Service Section.
- **Planning history** – A comprehensive list of planning applications on and adjacent to the site.

- **Principle of Development** – the proposal for 203 residential units and a creche on zoned and serviced land is acceptable in principle.
- **Phasing** - According to the Local Authority’s data records, c. 217 no. units have already been permitted in Phase 1 (b) (C) to-date. These include planning permissions Reg. Ref. D07A/0899/E1 (11 no. units), Reg. Ref D10A/0716/E (68 no. units), Reg. Ref. D15A/0222 (2 no. units), Reg. Ref. D16A/0090 (as amended by D17A/1022, D18A/1133 and D18A/1239) (61 no. units), Reg. Ref. D16A/0586 (29 no. units), Reg. Ref. D18A/0083 (27 no. units), Reg. Ref. D18A/0137 (18 units), Reg. Ref. D18A/0347 (22 no. units). As before the, Sutton Fields’ scheme (Reg. Ref. ABP-307043-20) is for 116 residential units. If this application is granted by An Bord Pleanála, the total number of units granted in Phase 1 (b) (C) would be 354 no. units (i.e. 238+116). This leaves 112 units left that may be built within Phase 1 (b) (C), before it exceeds the 466 threshold. Given the proposed scheme is for 203 units, it would greatly exceed the remaining provision (of 112 units). Furthermore, the total number of units permitted in Phase 1 to-date is c. 902. Regardless if the Sutton Fields scheme is granted or not, the proposed development would exceed the overall threshold for Phase 1 (1050). Of additional relevance, DLR’s Transport Section have advised in their report that the “proposed residential development needs to be considered in context of a changing and improving local road network and is therefore dependent on the full implementation of the Glenamuck District Road Scheme (GDRS) comprising the GDDR (Glenamuck District Distributor Road) and the GLDR (Glenamuck Link Distributor Road).” In accordance with Section 10.6 of the Kiltiernan LAP until the GDRS is constructed they consider that the proposed residential development is premature and therefore recommend refusal.
- **Masterplan** – a masterplan has not been development for this area of the LAP, however, connections to adjacent development is noted. Great clarity in drawings showing future connections and alignment with existing and permitted routes is recommended.

- **Density** – Planning Authority states that given the site characteristics and proximity to low frequency public transport, the proposed density of 41 units per hectare is appropriate.
- **Building Height** – The proposed building heights are acceptable.
- **Residential Amenity** – given the scheme’s layout and design, no undue loss of privacy or overlooking should occur, access to sunlight and daylight appears acceptable. Residential amenity standards appear to have been complied with.
- **Design and Layout** – open space strategy is acceptable, though there are some taking in charge concerns and the number of trees to be removed is regrettable. The design and layout of the scheme complies with the objectives of the LAP and is therefore acceptable.
- **Supporting community infrastructure** – provision of a childcare facility is welcomed, though associated play space could be greater. An Educational Needs Assessment should be prepared. The provision of two ground floor apartment units that could be repurposed for retail/commercial uses in the future is noted.
- **Infrastructure Services** – details concerning surface water drainage management area required in relation to a 375mm culvert that traverses the site which is to be diverted, details on green roofs, flow control devices, SUDS measures, the attenuation storage system, a utilities clash check, a Stormwater Audit and finally given the large amount of hardstanding, the options being proposed for interception and treatment. Flood risk, details of safe overland flow routes both within and without the site should be shown.
- **Transport** – Car parking spaces have been exceeded and this is acceptable. Additional loading/set down areas should be provided in the layout. There are some technical discrepancies concerning DMURS standards, these require clarification. Works in the public realm along Enniskerry Road require clarification in relation to taking in charge standards.
- **Part V**- detailed proposals require further assessment.
- **Conclusion** – The planning authority accept that a residential scheme of the design proposed is acceptable, however, there are a number of technical clarifications (highlighted above) that require further details.

Submission from Irish Water (IW)

- 6.1.7. A submission was received from Irish Water and is available on file. In summary, the submission states that the proposed development is a standard connection to an existing water supply adjacent to the site. There is currently a wastewater project ongoing downstream of the proposed development to further reinforce the overall local network. This project is due for completion in Q4 2021 (Subject to potential changes). Upon completion of this project, the connection to the wastewater network will be feasible.

7.0 Consultation Meeting

- 7.1.1. A section 5 Consultation meeting took place via Microsoft Teams on the 25 September 2020, commencing at 10.00 am. 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.
- 7.1.2. 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 provisions of Kiltiernan Glenamuck Local Area Plan 2013-2023; phasing and land use.
 2. Local Road Improvements - Glenamuck Distributor Road Scheme and/or Enniskerry Road/Glenamuck Road Junction Upgrade.
 3. Surface water management.
 4. Any other matters.
- 7.1.3. In relation to Kiltiernan Glenamuck Local Area Plan, ABP representatives sought further elaboration/discussion on the proposed development and two elements of the plan, phasing and commercial zoning along Enniskerry Road. ABP officials sought greater clarity in relation to the status of the phasing plan in the LAP and the delivery of local road improvements. In addition, the status of commercial zoning along the Enniskerry Road was queried as still being in force. These queries were raised to better understand if the proposed development would or would not trigger a material

contravention of the development plan. The planning authority outlined, in detail, the status of development in the area and how the various phases of development are staged in the LAP. The conclusion of which was that the proposed development would breach the allocation of units for the area and phase concerned. The planning authority highlighted that the delivery of the Glenamuck Distributor Road and other junction improvements in the area would trigger the next phase. However, there is no timetable for the delivery of the permitted road scheme. The prospective applicant agreed to prepare an up to date figure for constructed and permitted housing units in the area and also to provide material contravention documentation if that is the case.

7.1.4. In relation to Local Road Improvements, ABP representatives sought further elaboration/discussion on the status of local road improvements including the Glenamuck Distributor Road Scheme and the Enniskerry Road/Glenamuck Road Junction Upgrade. Further clarity was sought about how the proposed development will plug into the Enniskerry Road and how this road would change in the future. Questions about legal consent to carry out works and take an entrance from the Bishops Gate development was raised and greater detail in relation to site interfaces with adjoining development. The planning authority stated that there is no timetable for the delivery of recently permitted road schemes in the area, as a consequence the character and use of the Enniskerry Road would not change. The planning authority expressed satisfaction that the proposed layout, connections and interfaces proposed were acceptable. The prospective applicant explained that they had consent to take access from Bishops Gate to the north. A new drawing was tabled that displayed a more pedestrian friendly access and plaza fronting on to the Enniskerry Road. Connections and boundary treatments were also discussed, and it was accepted that achieving connections was important. Layout drawings would show all connections with all permitted and lands under construction around the site.

7.1.5. In relation to Surface water management, ABP representatives sought further elaboration/discussion on the points raised by the planning authority in their report. Particularly details to with swale measures and access to drainage systems for maintenance purposes. The planning authority outlined their concerns about the location of surface water measures and detailed issues around access for maintenance. The prospective applicant stated that they are happy to continue

communication with the planning authority to ensure that all technical measures to with surface management are resolved before an application is made.

- 7.1.6. In relation to any other matters, ABP representatives reminded the applicant to engage further, as necessary, with regard to any technical requirements that can be agreed before an application is made and to ensure the completeness of documentation, particularly with regard to drainage and landscape proposals. The planning authority would require a taken in charge drawing and advised the prospective applicant to enter into discussions with Irish Water, in terms of connection and capacity of the network. The prospective applicant states an intention to incorporate woodlands into the overall scheme, the existing ditch will become part of the SuDS measures for the site and that a management company would maintain public open spaces.
- 7.1.7. 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 307254' 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

- 8.1.1. 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.
- 8.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority, submissions received from statutory consultees referred to under Section 6(10) of the Act 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.
- 8.1.3. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that

the documentation submitted with the consultation request under section 5(5) of the Act: constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- 8.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

9.0 Recommended Opinion

- 9.1.1. 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.
- 9.1.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, and submissions received from statutory consultees referred to under Section 6(10) of the Act, 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.
- 9.1.3. 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 arising from this notification:
1. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the

proposed delivery of residential units will not breach the phasing strategy set out for the area. To this end a rationale for the proposed quantum of development with regard to the provisions of the Kiltiernan Glenamuck Local Area Plan 2013-2021, along with detailed phasing proposals with regard to the provision of the permitted Part VIII works at the Glenamuck Road / Enniskerry Road junction shall be prepared within a report. The rationale is to have regard to the 13 phasing criteria set out in the LAP. The report shall include tables and a layout map to illustrate constructed, permitted and planned residential development in the plan area. An appropriate statement should be prepared in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable.

2. A detailed site layout plan that shows existing and permitted development adjacent to the site, future connections should be shown linking up with planned/existing facilities such as footpaths, open space or cycle tracks. A report should accompany the drawings and detail the feasibility of achieving connections and permeability.
3. Detailed design including cross sections that show the relationship and interface of the development with the Enniskerry Road and Bishops Gate Development to the north. Details should include all improvements to the public realm and cross sections should be taken at regular intervals in order to illustrate the transition from the proposed development to the publicly accessible space such as footpaths and amenity space.
4. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. Specific regard should be had to ground floor apartments at sensitive locations and existing adjacent properties. Drawings that detail dual aspect ratios should be clearly laid out, colour coded and accompanied by a detailed design rationale report.

5. A travel plan or mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.
6. Additional drainage details for the site having regard to the requirements of 'Drainage Planning' as indicated in their report and contained in Appendix B – Internal Reports, of the Planning Authority's Opinion. Any surface water management proposals, should be consistent with any landscape masterplan proposals.
7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority, and a detailed public realm strategy that outlines the provision of durable and acceptable materials and finishes that comply with the technical requirements of the planning authority. The applicant shall clarify how the works in the public realm will be carried out and by whom.
8. A detailed Construction Traffic Management Plan.
9. Construction and Demolition Waste Management Plan.
10. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).
11. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). Details may include information on the provision of shared residential amenity spaces and their management, maintenance of public open space as well as other communal elements of the development.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland

3. National Transport Authority

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.

Stephen Rhys Thomas
Senior Planning Inspector

XX October 2020