



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307307-20

Strategic Housing Development

359 no. Build to Rent residential units
(3 no. houses, 356 no. apartments)
and associated site works.

Location

Lands North of Stocking Avenue,
Stocking Avenue, Woodstown, Dublin
16.

Planning Authority

South Dublin County Council

Prospective Applicant

Ardstone Homes Limited

Date of Consultation Meeting

09th September 2020

Date of Site Inspection

03rd September 2020

Inspector

Rónán O'Connor

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 subject site is a greenfield site located in south west Dublin. It is bounded to the north by the M50, to the west by the recently completed White Pines Housing Estate, to the south by Stocking Avenue and to the west by Green Acres House.
- 2.2. The site is accessed via Stocking Avenue, which is a distributor route to the new residential areas south of Woodstown Village. The site is located within an area characterised primarily by new residential developments.

3.0 Proposed Strategic Housing Development

- 3.1. The development will consist of the following:

The construction of 359 no. Build to Rent residential units in 4 no. separate apartment blocks ranging in height from 5 – 8 storeys and 3 no. single storey detached 2 bed houses which includes 164 no. 1 bed and 195 no. 2 bed units;

Block A is a 6 storey block of c. 3,050 sqm comprising 49 units (25 no. 1 bed units; and 24 no. 2 bed units). Block A comprises balconies on southern, northern and western elevations;

Block B is a 7 storey block of c. 6,496 sqm comprising 98 units (41 no. 1 bed units; and 57 no. 2 bed units). Block B comprises balconies on southern, northern, eastern and western elevations;

Block C is a 5 storey block of c. 5,222 sqm comprising 80 units (39 no. 1 bed units; 32 no. 2 bed units; and 2 no. 1 Bed Own Door Apartments Units; and 7 no. 2 Bed Own Door Apartments Units) Block C comprises balconies on southern, eastern and western elevations;

Block D is an 8 storey block of c. 8,638sqm comprising 129 no units (57 no. 1 bed units; 72 no. 2 bed units). Block D comprises balconies on southern, northern and eastern elevations;

Provision of Residential Tenant Amenities comprising c.537 sq.m of is provided at ground and first floor level of Block A to serve all residential units which comprises; Co- Working Space; Communal Residential Lounge; Kitchen and Private Dining Space; Games and Multimedia Room; Gym space; Yoga Room. The space will also provide concierge services and a parcel room.

Provision of a separate Community Building of 195sqm;

Provision of 291 no. car parking spaces (including 170 no. undercroft and 129 no. onstreet);

The main vehicular access to the scheme will be from Stocking Avenue. A second new vehicular access is proposed from White Pines North to the east. A separate pedestrian access from White Pines north to the proposed community building at the south west site is proposed;

Provision of 598 no. bicycle parking spaces (including 90 no. visitor cycle parking spaces);

Omission of creche as approved under SDCC Ref. SD14A/0222;

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 3 No. ESB sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments and provision of public and private open space including hard and soft landscaping, plant, provision of public and private open space areas comprising hard and soft landscaping, site services all other associated site excavation infrastructural and site development works above and below ground.

Parameter	Site Proposal
Application site	c2.98 Ha

No. of Units	359 no. Build to Rent residential units (356 no apts; 3 no houses)
Residential Density	120 unit/ha
Height	Apts: 5 – 8 storeys Houses: Single storey
Car Parking	Residential 291 Community Building 8
Vehicular Access	From Stocking Avenue
Part V	To be agreed with PA
Other Uses	Community Building 195 sq. m.
Open Space	11,380 sq. m. (38% of the overall site area)

4.0 Planning History

4.1.1. There are two no. applications of relevance which partly overlap this site.

SDCC Ref. SD14A/0222 (and subsequent amendments) - Lands at Stocking Vale, Stocking Avenue, Rathfarnham, Dublin 16

Planning permission was granted by SDCC in March 2015 for a 10-year permission for the construction of 164 houses, 8 apartments and 1 creche (364.8sq.m). In total 172 no. dwellings were provided.

I note that the red line boundary of the above site overlaps with the red line boundary of this current pre-application site and it is proposed to omit the crèche from the above proposal.

SDCC Ref. SD04A/0393/ ABP Ref. PL06S.212191 - Cottages, Woodtown, Stocking Lane, Dublin 16

On lands comprising an area of approximately 22.97 ha (including part of the site subject of this pre-application).

Permission granted by SDCC for 10 year permission for development comprising residential, crèche, retail, office and public house use including *inter alia* 793

dwellings. There was a First Party Appeal against Conditions. APB granted with broadly similar conditions.

This permission was subject to additional amendment applications which relate to the individual sites which are detailed in the submitted Planning Report.

Other relevant applications

SDCC Ref. SD19A/0345 - Lands south of Stocking Avenue, Woodtown, Dublin 16

Planning permission was granted in February 2020 for the construction of a neighbourhood centre comprising: a single storey convenience retail unit (c. 1,479sq.m GPA); a three storey building (c.577sq.m. GPA) comprising a creche at ground, first and second floor levels. The grant of permission omitted a community facility and extended the creche to the second floor level.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines and other national policy documents are:

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

5.2. South Dublin County Development Plan 2016-2022

- 5.2.1. The South Dublin County Development Plan is the statutory plan for the area. The site of proposed residential development is located within lands which are subject to the zoning objective, RES-N – ‘To provide for New Residential Communities’.
- 5.2.2. Under this zoning objective the use class ‘Residential’ and a ‘Community Centre’ are permitted in principle.
- 5.2.3. Chapter 2 of the Plan outlines policies and objectives in relation to new housing and includes objectives relating to urban design, densities, building heights, mix of dwelling types and open space. In particular, section 2.2.2 of the South Dublin Development Plan sets out that densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services. As a general principle, higher densities should be located within walking distance of town and district centres and high capacity public transport facilities. Policies H8 Objectives 1 and 2 promote higher densities at appropriate locations. Development Management Standards are included in Chapter 11.

The following policies are of particular relevance.

- CS2 Objective 6 – promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail);
- Policy H6 Sustainable Communities – support development of sustainable communities and ensure new housing development is carried out in accordance with Government Policy in relation to housing and residential communities;
- Policy H7 Urban Design in Residential Developments – ensure new residential development within the County is of high quality design and complies with Government guidance on design of sustainable residential development;
- Policy H10 Mix of Dwelling types – ensure wide variety of housing types, sizes and tenures;
- Policy H8 – residential densities – promote higher densities at appropriate locations;
- Housing Policy 9 – residential building height – seeks to support varied building heights across residential and mixed use area.

- H9 – Obj. 1 seeks to encourage varied building heights in new residential developments;
- H9 Obj. 2 - To ensure that higher buildings in established areas respect the surrounding context.
- H9 Obj. 3 - To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing.
- H9 Obj. 4 – direct tall buildings that exceed 5 storeys in height to strategic and landmark locations in Town Centres, Mixed Use zones and SDZ's, subject to an approved LAP or Planning Scheme.
- Policy TM7 – Transport and Mobility – policy of Council to take a balanced approach to provision of car parking with aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation. Number of supporting objectives (TM7 Obj.1) which seek to carefully consider the number of parking spaces provided to service needs of new development.

Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017)

- 5.2.4. All of the proposal site is located within the boundary of the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017). In 2019 this LAP was extended and will now expire on 2nd June 2024.
- 5.2.5. The settlement strategy for the Ballycullen area is set out in Section 1 of the LAP and provides for the construction of approximately 1,600 additional dwellings (about 4,600 persons) at a range of densities appropriate to the area.
- 5.2.6. Within the LAP, the subject site is zoned 'A11 To provide for new Residential Communities in accordance with Approved Area Plans'.
- 5.2.7. Section 6 of the Local Area Plan sets a Phasing Strategy. The Phasing Strategy only allows for the permissible quantum of development under each phase to commence construction after key outcomes have generally been achieved. For the purpose of the Phasing Strategy, the Plan Lands are divided into the east and west using the

Ballycullen Road as the point of division. The subject site is located in the eastern side of the Plan Lands.

- 5.2.8. The LAP also sets out objectives in relation to *inter alia* design, densities, mix, residential standards including open space provision and the provision of community infrastructure.
- 5.2.9. Site specific Objectives in the plan, as relates to this current site, include the provision of an 'M50 Green Buffer & Knocklyon Park Extension'.

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:
- 6.2.2. Completed application form; Environmental Impact Assessment Report; EIAR Non-Technical Summary; Traffic and Transport Assessment Report; Building Life Cycle Report; Energy & Sustainability Report; Parking Strategy; Mobility Management Plan; Preliminary Construction Management Plan; Site Specific Flood Risk Assessment; Infrastructure Design Report; Daylight Sunlight Report; Residential Lighting Analysis; Architectural Design Statements; Statement of Consistency; Material Contravention Statement; Planning Report; Verified Views and CGIs; Landscape Architect's Submission; Drawings.
- 6.2.3. 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. This

statement has been submitted, as required. I note also a Material Contravention Statement has been submitted.

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

6.3. Planning Authority Opinion

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 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. The planning authority's opinion included the following matters.

Principle

- Proposal complies with zoning for the site.
- Not in accordance with LAP/Dev Plan- proposed density excessive – poor transport links/poor accessibility to employment/other activity centres
- Density would be a material contravention of the LAP (Objectives LUD1 and LUD5 to LUD7)
- Existing character of the area which consists of low/medium density housing including developments currently under construction, particularly when the White Pines site to the west and the site currently under construction to the south is analysed.
- Only one bus route serving the site, the 15B, which travels to the city centre but would take approximately one hour.
- The subject site is located on the periphery of the built environment of South Dublin County, in an area that is difficult to service with public transport due to dependence on bridges across the M50 and the River Dodder for vehicular permeability.
- Furthermore, the topography, receiving environment and distances to established centres do not encourage sustainable modes. The Planning Authority does not support high density development at this location as it would be unsustainable owing to car dependency.

- The applicant would be required to demonstrate how the phasing strategy is being addressed and in particular to demonstrate how the number of units proposed would correspond with each additional phase in terms of the delivery of key outcomes and infrastructure
- The applicant would be required to site specific objectives as set out in the LAP are being met, where relevant to the site.

Community use

- A similarly sized building was removed by condition under application SD20A/0345 which is located directly to the south of the site.
- Community Section have advised previously that a building with a size of 195sqm would not be viable long term
- The applicant is therefore encouraged to engage further with the SDCC Community Section to discuss a building that would have a suitable size.
- Applicant has not provided any details of who would manage the facility.

Childcare

- Analysis may need to be revisited to establish whether any facilities have remained closed or shut down permanently as a result of Covid-19.

Build to rent

- Applicant is advised to ensure compliance with SPPR7 of the Apartment Guidelines (2018).
- Authority require more information about the management of the communal spaces and also how accessible they would be to the residents in the other blocks.

Height

- Objective BF8 of the LAP sets a limit of two storeys on the mid slope lands and three storeys on the lower slope lands - the heights proposed are considered to be a significant concern and a material contravention of the LAP.

- Site is located at the foot of the Dublin Mountains, in an area that is visually prominent when viewed from the south of the site, and outside of a town or city core.
- The site is located in an area that acts as a transition from the urban areas in the south of the county to the mountains.
- There are also relatively poor public transport accessibility levels in the area with one bus route. Residents would rely on private motor vehicles to access sources or employment, leisure and shopping.

Mix

- Objective LUD3 of the LAP which require a minimum of 90% or more houses. Material contravention of same - reliance on one and two bed apartments contrary to Objective LUD3.
- The applicant is advised that clarification is required on whether the proposal overlaps with any other permissions adjacent to the site and if so, what would the potential impact be in terms of developing the site or precluding the neighbouring site from development.

School Provision

- Objective LUD11 requires any application over 100 dwellings to be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of schools in the vicinity to cater for such demand.
- Noted that the school provision in the area was planned based on the LAP densities and the widespread increasing of residential densities will provide additional demand.

Development Standards/Design/Height/Layout

- The subject proposal significantly deviates from the LAP, in particular in relation to open space layout, block sizes etc.
- Blocks appear monolithic.
- Visually the blocks would appear quite prominently due to the excessive width and height in the context of the site.

- The mews buildings do not appear to exhibit any great style or design, especially when viewed in the context of the site to the west.
- More details on the choice of materials and finishes is recommended due to the scale of the development proposed.
- Design approach taken to Block A and how it would relate to Stocking Avenue
- More information on the use of retaining walls should be provided to include detailed sectioned drawings.
- Overlooking between Blocks B and C
- Impact on development potential of site to the east- masterplan recommended to show how both sites would work together.

Visual Amenity

- It is recommended that views taken in both the winter and summer months are provided to establish what the proposal would look like in the absence of foliage on trees.
- It is recommended that views taken from within the White Pines North estates looking east are provided to gauge the additional height and how it would be perceived from the existing residential development. The number of CGIs should also be expanded to include more views of the proposal to give a better indication of how it would appear in the site in both long and short view form.

Standard of accommodation

- Unit sizes - The mews units more closely resemble houses rather than apartments/have internal sizes of 79sq.m which is below the minimum size set out in Table 11.20 of the County Development Plan

Private amenity space

- There are concerns regarding the quantity of space within the proposed communal facilities that would be afforded to residents and whether this would offset sufficiently the complete lack of private amenity space for some units. Given the fact that there is a total of 359 units proposed, it is considered that a minimum of 554 people, based on the unit mix of one and two apartments, would be living within the development.

- Note the Board's decision to refuse ABP-305725-19 at Fourth Avenue, Tallaght, Dublin 24, in which the Board referenced that the provision of residential support facilities and amenities did not meet the necessary standard to discharge the requirements of SPPR 7(b).

Public Open Space

- The applicant has stated that 38% of the application site would be afforded to public open space. The LAP requirements for public open space are contained in Table 5.2 which provide figures for each of the character areas of the LAP lands:
- Parts of the site sit within each character area and the public open space proposed would exceed the minimum requirements which is welcomed in principle. However, as outlined in section 2.2 of the Landscape Report, the site consists of a significant slope with a high point of +117.00m in the south-east to a low point in the north-west of +100.00m, which equates to a gradient of 1:13 across the length of the site. Given the topography of the site there are concerns regarding the usability of aspects of the open space.
- The applicant has not provided details such as sections through various parts of the site, with the exception of the proposed buildings, to show how the degree of usability of the open space to future residents.

Noise

- Important to demonstrate how additional noise protection measures would be achieved within the design
- If residents cannot open windows, the applicant would need to demonstrate how the units be adequately ventilated.

Parking and Access

- The main vehicular access to/from the subject development will be provided via a new priority junction onto Stocking Avenue on the southern boundary of the site.
- As the gradients are steep, it is recommended that separate cycling routes are designed to reduce potential hazards.
- Some traffic calming elements should be included to make the design more DMURs compliant.

- There will also be a secondary vehicular access to/from White Pines Way via a new priority junction on the north-western boundary of the site. This permeability is welcomed.

Pedestrian and Cycling Access

- In relation to walking the site is peripheral and there are limited services within easy walking distance. There is grocery shopping within 15 minutes walking time but primary and secondary schools are 30 and 45 minute walking distance from the proposed development.

Public Transport

- There are two main bus routes serving the development. The 15b passes along the southern boundary of the proposed site. The number 15 bus stop is at the Ballycullan road which is 1.5km from the subject site.
- The Bus Connects proposes 2 upgrades routes will serve the proposed site with increased frequency of services.

Car Parking/Cycle Parking

- SDCC are satisfied with the car parking/cycle parking provision
- The Basement car park has two vehicular access points which is welcomed by the Roads department.

Landscaping

- The applicant should have cognizance of the broader green/blue infrastructure network within the local area and how the landscape proposals for this development will interconnect with the existing green/blue infrastructure.
- SuDS strategy should be developed for the proposed development which takes account of quantity, quality and amenity issues.
- Additional natural SUDS features should be incorporated into the proposed drainage system for the development
- Additional street trees need to be provided along streets/roads within the development.

- Further tree planting is required along the entrance roads to soften the urban impact of the development.

Drainage and Water Supply

- Additional attenuation capacity/SUDS detail needed.

6.4. Submission of Irish Water

- Irish Water had issued a Confirmation of Feasibility for this development for 400 residential units.
- In order to accommodate the proposed connection at the Premises, upgrade works are required to the Irish Water network. There is currently a project underway (Ballycullen / Oldcourt LNRP) which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by Q4 2021 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.

Consultation Meeting

- 6.4.1. A Section 5 Consultation meeting took place via Microsoft Teams on the 09th September 2020, commencing at 14:00. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

- Compliance with LAP/Height/Density
- Residential Standards including dual aspect provision, private/communal/public open space provision, supporting amenities/noise impacts
- Design including layout/interface with Stocking Avenue/site topography
- Impact on Surrounding Residential Amenity/Adjoining Sites (daylight/sunlight/overshadowing/overlooking/visual impact/noise/development potential)
- Transport including required infrastructure upgrades/roads proposals/permeability/parking

- Site Services
- Trees/Environmental Screening
- Any other matters

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 307307-20' which is on file.

I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

- 7.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.1.2. I have examined all of the information and submissions before me including the documentation submitted by prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 7.1.3. Having regard to all of the above and to the preliminary nature of the submitted documentation, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following element – Development Strategy including Height and Density.
- 7.1.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires **further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- 7.1.5. 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. The Board 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 will need to be addressed in the documents submitted to which section 5 (5) of the Act of 2016 relates that could result in the constituting a reasonable basis for an application for strategic housing.

1. Development Strategy including Height and Density

Further consideration of the documents as they relate to the planning rationale/ justification for the proposed height and density on the subject lands, having regard to national, regional and local policy, including, but not limited to, the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual)', 'Urban Development and Building Heights - Guidelines for Planning Authorities' and 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities'.

Specific Information

8.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Additional details as relates to compliance, or otherwise, with the Phasing Strategy as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017).
2. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, the report should address the requirements as relates to dual aspect provision, units considered by the prospective applicant to be dual aspect should be clearly indicated on the plans. A rationale/justification as to why the units should be considered dual aspect (if the aspects are not 180 degrees relative to one another) should be provided. In this regard, it may assist the process if reference can be provided to similar units previously granted permission. Justification for the level/percentage of dual aspect provision should also be submitted at application stage
3. Proposals for the management and operation of the proposed development in accordance with SPPR7 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, including detailed proposals for the provision and management of support facilities, services and amenities for residents.
4. Additional justification and/or revised proposals for the level of car parking proposed, having regard to *inter alia* the provisions of SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.

5. Additional details and/or revised proposals in relation to Transport issues, having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020) in relation to gradients, compliance with DMURS, cycleway provision, EV parking, fire tender and bin lorry access routes, refuse management, public lighting and the provision of a Construction Management Plan.
6. Additional details and/or revised proposals in relation to the proposed community centre, having regard to the quantum of floor area proposed and the viability of same, and to the concerns as raised by the Planning Authority in relation to same.
7. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
8. Additional details and/or revised proposals in relation to the issue of Landscaping having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020) namely in relation to green infrastructure, SuDS, protection of retained trees and additional details in relation to landscaping proposals.
9. Confirmation that Irish Water can accommodate the proposed development, having regard to Irish Water's submission on this pre-application (dated 9th July 2020), which states *inter alia* that upgrade works to the Irish Water Network are required, namely the completion of the Ballycullen/Oldcourt LNRP.
10. Additional details and/or revised proposals in relation to the issue of surface water/flooding having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020).
11. Additional CGIs/visualisations/3D modelling including additional views from the White Pines development to the west of the proposed development.
12. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular

regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development

13. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.

14. A masterplan document outlining how this site could interact with any future proposals on the Green Acres site to the east of the proposal site.

15. Waste Management Details.

16. Site Specific Construction and Demolition 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. The Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. National Transport Authority
7. South Dublin Childcare Committee

PLEASE NOTE:

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

Rónán O'Connor
Senior Planning Inspector
06th October 2020