



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-307684-20**

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<b>Strategic Housing Development</b>	436 no. apartments, creche and associated site works.
<b>Location</b>	Sector 3, Aiken's Village, Townland of Woodside, Stepside, Dublin 18
<b>Planning Authority</b>	Dun Laoghaire Rathdown County Council
<b>Prospective Applicant</b>	Ironborn Real Estate Limited
<b>Date of Consultation Meeting</b>	4 <sup>th</sup> November 2020
<b>Date of Site Inspection</b>	19 <sup>th</sup> October 2020
<b>Inspector</b>	Irené McCormack

## **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**

- 2.1.1. The development site is located within the residential area of Aikens Village, Stepaside, Co. Dublin. The site fronts onto and is accessed from Village Road, a spine street that runs through the centre of the Aikens Village/Belarmine settlement. Atkinson Drive, along the west is a connecting street that also provides access to the site and a large residential estate at Thornberry to the north of the site. The dwellings in the vicinity of the site consist mostly of two and three storey semi-detached dwellings with three and four storey apartment units across open space to the south. There is a wide range and mix of unit types in the vicinity with a large apartment development on the opposite side of Village Road to the south. An area of open space thorough which a footpath and cycle path runs, is located along the southern section of the site, not shown within the applicant's ownership. An undeveloped site and the location of an underground reservoir is located to the west of the site, across Atkinson Drive.
- 2.1.2. Lambs Cross is located approximately 800 metres to the west of the site and provides a range of shops and community facilities including a school. Glencairn Luas stop is about kilometre away to the east, a seven-minute walk. Much closer to the site, less than 500 metres is the Belarmine Plaza with a wide range of operational services and retail units. Two new national schools are located west of

the plaza centre. Also, in close proximity is Sandyford Hall, a small parade of shops and services approximately 300 metres to the south east.

2.1.3. At present, the subject comprises a former building site compound, with a number of spoil heaps and internal dirt roadways. The site slopes downwards from the north to the south towards Village Road.

2.1.4. The site has a stated gross site area of 2.8ha.

### 3.0 Proposed Strategic Housing Development

3.1. The proposed 'Build-to-Rent' apartment development will comprise 436no. residential apartment units, a creche and all associated site works.

Parameters	Site Proposal
No. of residential units	139no. 1-bed = 31.7% 288no. 2-bed = 66.2% 9no. 3-bed = 2.1% each with balcony/terrace space = 2.1%
Height	3 – 8 stories
Dual Aspect	51%
Retail/Commercial	n/a
Residential Amenity/Support Facilities	Total 1,970.6m <sup>2</sup> Block D Crèche 514m <sup>2</sup> ( capacity c. 60) Block C (ground floor) – Communal 918.7m <sup>2</sup> Block G- Communal 537m <sup>2</sup>
Open Space	Public Open Space - 4930sqm = 17% Communal Open Space – 4759sqm = 15.1%
Car Parking	354 (ratio 0.8 per unit) 347 undercroft

	7 no. surface the creche, visitors and servicing.
Bike Parking	638 bike parking - 540 Basement level, 98 surface level 14 no. motorcycle parking
Density	c. 157 per hectare

## 4.0 Policy Context

### 4.1.1. Project Ireland 2040 - National Planning Framework

- National Policy Objective 4: 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.
- National Planning Objective 13: In urban areas, planning and related standards, including, in particular, height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- National Policy Objective 27: 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.
- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

### 4.1.2. Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of

the opinion that the following policy documents and Section 28 Ministerial Guidelines are relevant:

- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009) and the accompanying Urban Design Manual: A Best Practice Guide (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2013)
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices') (2009)
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme

#### **4.2. Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031**

Under the RSES a Dublin Metropolitan Area Strategic Plan (MASP) has been prepared to manage the sustainable and compact growth of Dublin. The aim of the Dublin Metropolitan Area Strategic Plan is to deliver strategic development areas identified in the Dublin Metropolitan Area Strategic Plan (MASP) to ensure a steady supply of serviced development lands to support Dublin's sustainable growth.

#### **4.3. Local Planning Policy**

##### **Dun Laoghaire Rathdown County Development Plan 2016-2022**

- 4.3.1. The site is zoned 'A – To Protect and/or Improve Residential Amenity' as indicated on County Development Plan maps. Residential development is 'permitted in principle' under this zoning objective while childcare service is 'open for consideration'.

Lands along the south and adjoining the site are zoned Open space, where Objective F states "To preserve and provide for open space and ancillary active recreational amenities".

### *Sustainable Communities*

- **Policy RES3:** Residential Density - promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development.
- **Policy RES7:** Overall Housing Mix - encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy.
- **Policy RES14:** Planning for Communities –in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’.
- **Chapter 2.2** - Sustainable Travel and Transportation.
- **Policy UD1:** Urban Design Principles - all development is of high-quality design that assists in promoting a ‘sense of place’.
- **Policy UD6:** Building Height Strategy- Compliance with the national guidance.
- **Appendix 9** – Building Height Strategy
- **Section 8.2.3.2-** (i) Density. The sustainable housing guidelines of 2009 are promoted and a minimum of 35 units per hectare are allowed with more than 50 required at public transport nodes.
- **Section 8.2.3.3-** Apartment Development
  - (ii) 70% to have dual aspect,
  - (iii) mix required at a ratio of 40/ 40/ 20 for 1/2/3 plus units.
  - (iv) 22m separation distance required.

An advisory note at the beginning of the development plan to state that these apartment standards have been superseded by the implementation of the national apartment standards and **those SPPRs contained** within.

### *Car parking*

- **Section 8.2.4.5-** Parking provision in excess of the maximum standards set out for non-residential land uses in Table 8.2.4 shall only be permitted in exceptional circumstances as described below.

Reduced parking or car –free parking will be allowed in areas with high public transport accessibility.

- **Table 8.2.3:** Residential Land Use - Car Parking Standards

- Apartments- 1 space per 1-bed unit/ 1.5 spaces per 2-bed unit/ 2 spaces per 3-bed unit+/ (depending on design and location).

## 5.0 Planning History

### ***Subject Site***

ABP 306471-20 – Permission refused in April 2020 for 444 no. apartments, childcare facility and associated site works. The two reasons for refusal included:

Reasons for refusal: -

1. Having regard to the existing deficiency in the provision of adequate wastewater infrastructure serving the subject site and the lack of certainty in relation to the wastewater network capacity to accommodate the proposed development without increasing the risk of flooding, it is considered that the proposed development would be premature by reference to the existing deficiencies in the provision of wastewater facilities and the period within which this constraint may reasonably be expected to cease. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as connections and inclusivity. At the neighbourhood level it is considered that the proposed development has failed to successfully address the criteria of connections and inclusivity. The arrangement of apartment blocks and the position of Blocks E and K, in particular, decreases the availability of attractive routes in and out of the development for pedestrians

and cyclists. The main central area described as public open space is not readily accessible with Blocks E and K presenting an unnecessary physical and visual barrier to the space, which is considered would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the “Urban Design Manual – a Best Practice Guide” and to Policy UD 1 – Urban Design Principles of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The positioning of apartment blocks also results in sub-optimal separation distances between some blocks and fails to ensure high quality living environments for some apartment units that rely on single aspect and, as such, would be contrary to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in March 2018 with regard to living spaces that should provide for direct sunlight for some part of the day has not been met satisfactorily.

The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area

**D16A/0511** - A revised scheme within the development Belmont as granted under D10A/0440 / ABP Ref. PL06D.239332, 11 residential blocks comprising 243 apartments and duplexes ranging in height from 3 – 6 storeys; as well as other ancillary services.

**D10A/0440** - (Parcel 3 & 5, Stepside AAP) 410 residential units comprising 206 houses and 204 apartment units. There were 121 units permitted in Sector 3 (the current application site)

### ***Surrounding***

D16A/0588 - 3-5 storey over basement residential care facility, comprising of 85 bedrooms with ancillary resident and staff facilities. Car and bicycle parking plant and ancillary storage at basement level.

There are number of sites in the vicinity that are currently under construction, some of which are nearing completion.



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

6.1. PAC/SHD/119/20 meeting on the 27<sup>th</sup> May 2020 sought to address the previous reasons for refusal issued by the Board ( ABP 306471-20). The issues raised are summarised below:

### *Permeability*

It was advised that the applicant should look at removing blocks K and E.

### *Open Space*

- redesign required to ensure quantity and quality provision of 'useable' open space and play provision.
- Tree Survey and Arboricultural Impact Statement required.
- 3D landscape drawings showing above and below ground analysis and integrated design response from all relevant disciplines.

### *Transport*

- Location of drop of point for creche. Potential to increase the site boundary to include lands to the south to accommodate drop-off point.
- Carparking ratio to be 1:1 per unit.

### *Irish Water/ Drainage*

- Area proposed to provide Irish Water underground fowl overflow tank is located outside of the applicants' site.
- Concern raised about impact of the tanks on the detention basin on adjacent development and the useability of the open space following the works.
- Applicant advised that discussions were on-going with Irish Water and the Parks Dept.

### *Other Matters*

- Application to be accompanied by relevant letters of consent
- Sunlight/daylight analysis required
- School Demand Analysis required

- Concerns is expressed regarding the height of the scheme.

## 7.0 **Prospective Applicant's Case**

7.1. The applicant has submitted a range of documentation with the pre application as summarised below:

- Planning Report & Statement of Consistency
- Confirmation of feasibility Statement form Irish Water
- Part V Proposals
- Pre-planning Application Planning Report and Statement of Consistency
- Plans & Particulars
- Architectural Design Statement
- SHD Housing Quality Assessment
- Photomontages
- Drainage Report
- Flood Risk Assessment
- Traffic and Transportation Assessment
- Landscape Design Report
- Ecological Technical Note

## 7.2. **Planning Report and Statement of Consistency**

The applicant submits the proposed development is compliant with the following documents:

- Sustainable Residential Development in Urban Areas (2009)- The proposal includes high density residential close to public transport.
- Urban Design Manual (2009) – The development adheres to the '12 Design Criteria' contained within the Urban Design Manual

- Sustainable Urban Housing- Design Standards for New Apartments- The apartment mix, floor areas, design, layout, and car parking is in accordance with the criteria for a *Build to Rent* scheme.
- Urban Developments and Building Heights, Guidelines for Planning Authorities- The height of the building is 3-4 storeys along the north of the site, rising to an 8-storey block on the southern corner, the most prominent location on the site. The Design Statement indicates compliance.
- Planning System and Flood Risk Assessment- Guidelines for local Authorities- The site is within Flood Zone C and will not be vulnerable to flooding.
- Design Manual for Urban Roads and Streets (2013) - A statement of consistency has been provided.
- Childcare Guidelines (2001)- A childcare facility will be provided which providing 60 no. childcare spaces.
- Dun Laoighaire Rathdown County Development Plan – The development is an infill site at Aiken’s Village for A residential development and is consistent with the Core Strategy and zoning objective A “To protect and or improve residential amenity”.
- The Stepside Area Action Plan was made in 2000, is nearly 20 years old and there has been a significant amount of national guidance since then
- Statement of justification for Material Contravention of the Development Plan with respect building height and mix of residential units in accordance with National Policy.
- Environmental Impact Assessment Screening Exercise - Concludes that the need for environmental impact assessment can be excluded at preliminary stage and a screening determination is not required.

## 8.0 Planning Authority Submission

8.1.1. The submission from the PA provides a background of the site, the planning history a summary of the SHD meeting 27<sup>th</sup> May 2020 and the interdepartmental reports. The issues raised are summarised as follows:

- The proposed residential use is in accordance with the zoning objectives
- The proposal outlines the amendments proposed to address the reasons for refusal as set out in previous SHD ABP 30647-20.
- Concern is expressed regarding the location of the proposed overflow storage tank on lands in the control of DLRCC to the south east of the site.
- Block E acts as an unnecessary physical barrier and should be omitted to improve connections and permeability.
- The density of c.157 units per ha is accepted.
- The previous permitted development is 6 storeys the proposed development does not justify the additional 2 storeys. The proposed scheme which includes an eight-storey building, contravenes the Development Plan (Policy UD6 and Appendix 9)
- The visual appearance and finishes are considered acceptable.

### *Apartment Guidelines (2018)*

- The applicant states there is 51% dual aspect. Concern is expressed that some units identified within the Housing Quality Assessment appear on plan as single aspect and others by way of a side window.
- The proposed communal facilities are acceptable in accordance with SPPR 7

### *Housing Mix*

- Housing mix is acceptable

### *Residential Amenity*

- Sunlight/Daylight analysis required.
- The revised separation distances between the blocks considered acceptable

### *Public Open Space /Landscaping*

- Development plan open space requirements of 15-20m<sup>2</sup> per person have not been met although the default 10% is met.
- Site boundaries should be amended to include lands to the south where it is proposed to integrate and enhance the existing green space.
- Tree survey required to include trees along eastern site boundary.

#### *Supporting Community Infrastructure*

- Additional provision of community facilities required having regard to density.
- School demand Analysis required

#### *Waste*

- A detailed construction and demolition waste plan should be submitted.

#### *Drainage*

- Surface Water Drainage proposals are deficient and the some of the appendices have not been included in the drainage report to include attenuation calculation, storm network calculations, survey of existing services traversing the site, *SUDs* measures etc. and potential surcharging or flood risk in the event of blockage or partial blockage of the system. Safe overland flow routes both within and without the site to be identified and the necessary works to accommodate.
- Revised Flood Risk Assessment to address the location of the foul overflow storage tank in close proximity to detention basin serving an adjacent development. Concern that the failure of this storage tank would lead to pollution of these basins and the surface water network. Safe overland flow routes both with and without the site to be identified and the necessary works to accommodate.

#### *Transport*

- Site lacks appropriate public transport
- Deficient car parking provision. The provision of 7 surface spaces to service visitors and crèche is insufficient and location of the creche may lead to drop-off and pick up on Village Road.

- Surface cycle parking to be provided as 'Sheffield' stands. A minimum 50% covered.
- Submit a Quality Audit to include RSA, Access Audit, Cycle and Walking Audit. Mobility Mangt. Plan, Construction Mangt etc.

*Public lighting*

- Details to be submitted

*Taking in Charge*

- Details to be submitted in addition to malmanagement company information.

*Part V*

- Response noted

## 9.0 Submission Received

**Irish Water:** Report dated 24<sup>th</sup> August 2020 sets out the following:

*In respect of water the report notes:*

- The applicant has been advised that there is existing Irish Water infrastructure within and in close proximity of the site boundaries. The applicant is required to survey the site to determine the exact location of the infrastructure. Diversion of the infrastructure may be required subject to layout proposal of the development and separation distances. The applicant must engage with Irish Waters Diversion Team to assess feasibility of any potential build over/diversion if required. The outcome of these surveys and any subsequent engagement required to arrange a diversion agreement should occur prior to the applicant progressing to SHD application.

*In respect of wastewater the report notes:*

- In order to accommodate a wastewater connection for the proposed development it will be necessary to carry out further detailed study and investigations to confirm the available network capacity and to determine the full extent of any network upgrades which may be required to be completed to Irish Water Infrastructure. Irish Water is currently completing hydraulic modelling for the area as part of the Shanganagh Drainage Area Plan (DAP).

Early hydraulic modelling analysis on the network in the area indicates that local upgrades are required in order to accommodate this development into the local wastewater network, however, it is not envisaged that these network upgrades will require Planning Permission or 3rd party consents. The applicant must engage with Irish Water to obtain clarification on the extent of upgrades prior to progressing to SHD application.

## 10.0 The Consultation Meeting

A Section 5 Consultation meeting took place on the 3<sup>rd</sup> November 2020, commencing at 9.30am. 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:

1. Development Strategy including layout/design/Block E/separation distances (Response to Refusal Reason no. 2 - ABP 306471-20)
2. Residential Amenity- Dual aspect design and calculations, Sunlight/Daylight Assessment
3. Drainage Issues - PA & Irish Water Submission ( Response to Refusal Reason No. 1 - ABP 306471-20 )
4. Any Other Matters

10.1. In relation to the **development strategy** further consideration/ justification of the documents as they relate to the following were discussed:

- Issues raised in PA Opinion.
- Separation distance between individual blocks to ensure quality living environments and to prevent any overlooking.
- Issues relating to permeability and connections through the central public open space and the potential to enhance permeability through the site from Thornberry Road through the northeast of the site.
- Rationale for the design and layout of Block E and the associated impact on permeability through the site.

- Relationship with open space to the southeast of the site and the need to include this area within the site area as outlined in red and the inclusion of the required letter of consent from DLRCC.
- Design and layout of the interface with adjoining residential development to the immediate north.
- Landscaping rationale including site boundaries and design details regarding ground level defensible private amenity areas bounding the open space amenity areas.

10.2. In relation to **residential amenity** further consideration/ justification of the documents as they relate to the following where discussed

- Design of the apartments to ensure sufficient and appropriate design to warrant compliance with the 50% provision of dual aspect units for greenfield sites.
- The need to carry out a Sunlight/Daylight Analysis with appropriate regard to ground floor levels.

10.3. In relation to **Drainage Issues** further consideration/ justification of the documents as they relate to the following where discussed:

- The location of the proposed overflow storage tank on lands in the control of DLRCC to the south east of the site. Concerns raised by the PA relating to the and use zoning *F- Open space and Amenity* where although public services are open for consideration the PA considers the works would be contrary to section 8.3.6 which sets out that no development shall be permitted except where it enhances the recreation amenity. The requirement to include said lands within the site as outlined in red
- The treatment of surface water on the site having regard to the recently constructed housing development around the site and the necessity to compliment the surrounding systems.
- Revisions to Flood Risk Assessment to address the location of the foul overflow storage tank in close proximity to detention basin serving an adjacent development.



- Connection to the Irish Water treatment system, the current drainage plan on the network capacity and relevant third-party consents required. The applicant noted on-going discussion with Irish Water in respect of this matter.

10.4. In relation to **AOB** further consideration/ justification of the documents as the relate to the following where discussed:

- Clarification required in relation to Taking in Charge proposals.
- A social audit and the capacity of the adjoining schools to accommodate future population growth, having regard to the number of units provided and those figures from the Department indicating availability in the local schools.
- The quantum and location of car parking spaces provided having regard to the standards in the development plan, apartment guidelines, location of the site relative to the Luas Line and the requirement for drop of spaces for the crèche.
- Rationale for the quantum and design of cycle parking spaces provided having regard to the standards in the development plan and the apartment guidelines, and the provision of high-quality facilities.
- Adherence to the requirements to appropriately address any Material Contravention of the relevant development plan or local area plan, as applicable.
- Advised that there is no provision for further information at application stage, all details to be submitted at application stage; ensure consistency between documentation submitted by various consultants.

10.4.1. 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 307684-20 of 4<sup>th</sup> November 2020 ' 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.

## 11.0 **Assessment**

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

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

### 11.1. **Conclusion**

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 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

### 11.2. **Recommended Opinion**

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.

- 11.3. 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 the constituting a reasonable basis for an application for strategic housing.

#### 1. Foul Water and Storm Water

Further consideration of the documents as they relate to foul water and storm water drainage proposals to service the development. The documents should provide details of necessary upgrade works required to facilitate the development to include, *inter alia*: plans and particulars, having regard to the concerns raised by the Drainage Department in Appendix B of the Planning Authority Submission and Irish Water report dated 24<sup>th</sup> August 2020, in particular, survey details of existing services traversing the site, the submission of attenuation details, storm network calculations, and the necessity to prevent any adverse impact on the surrounding area. Detailed design proposals for the overflow storage tank demonstrating measures employed to ensure that the storage tank would not lead to pollution of the detention basin serving the adjacent development and the surface water network.

Clarity is to be provided concerning how the proposed wastewater storage tank ties in with the network upgrade works; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Visual Impact/ CGIs and photomontages, sections and continuous elevations where relevant, of the main elevation treatment including but not restricted to the following:

- Block C,D & E and the relationship with the open space to the south east and Village Road,
- Block B & C and the relationship between the ground floor and undercroft parking and the treatment along Atkinson Road,
- Block A/B & Block G/F and the relationship between the ground floor and undercroft parking and the treatment along Thornbury Road.

2. A detailed schedule of accommodation which indicates consistency with relevant standards and SPPRs in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report (Site Specific Management Plan) which addresses the use of the residential support facilities and amenity areas.

3. A comprehensive daylight and sunlight analysis addressing existing residential units in proximity to the site and proposed units and open spaces within the development. A comprehensive justification is required for any proposed north facing single aspect units.

4. The inclusion of all works to be carried out, and the necessary consents to carry out works on lands, within the red line boundary.

5. Submission of a Taking in Charge map.

6. Comprehensive Flood Risk Assessment including proposals to address the location of the foul overflow storage tank in close proximity to detention basin serving an adjacent development.

7. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

8. Details of the operational management provisions for the shared facilities/Amenities.

9. Details of Part V provision clearly indicating the proposed Part V units.
10. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
11. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.
12. A landscape and permeability plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated, treatment of interface areas and provision of future connections to adjoining lands.
13. Submission of a Traffic and Transport Assessment to include car parking and cycle parking rationale.
14. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Dublin County Childcare Committee
4. Commission for Energy Regulation

**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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Irené McCormack  
Planning Inspector

16<sup>th</sup> November 2020