



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307784-20

Strategic Housing Development

1,180 no. Build to Rent apartments,
creche and associated site works.

Location

Priorsland, located between the
townlands of Carrickmines Great and
Brennanstown, within the Cherrywood
SDZ, Carrickmines, Dublin 18.

Planning Authority

Dun Laoghaire Rathdown County
Council

Prospective Applicant

1 Carrickmines Land Ltd.

Date of Consultation Meeting

25th November 2020

Date of Site Inspection

15th November 2020

Inspector

Una O'Neill

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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, 8.76ha in area, is located within the townlands of Carrickmines Great and Brennanstown in the administrative area of Dun Laoghaire Rathdown County Council.
- 2.2. The site is within the area of the Cherrywood Strategic Development Zone (SDZ) planning scheme. The Luas line runs along the northern boundary of the site and the site is bounded to the west/northwest by the Carrickmines Luas Park and Ride car park which is connected by pedestrian path to the Carrickmines Luas Stop. The M50 runs along the southern boundary of the site. To the west are agricultural lands, beyond which is a newly constructed road (not yet open) which has been constructed as part of the development of the SDZ lands. The site is currently accessible from a roundabout to the west, which leads to the interchange connection at the M50. The application lands are characterised by the flat low-lying floodplain of the Carrickmines Stream which traverses the site and the tree belt of Turkey Oaks proximate to the stream.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development consists of 1180 build-to-rent apartments contained in 8 blocks ranging from 2-14 storeys and a Village Centre. The development is summarised as follows:

- Residential component: 1,180 no. Build to Rent apartments (47 no. studios, 508 no. 1-beds; 613 no. 2-beds and 12 no. 3-beds) with Resident Support Facilities, Services and Amenities distributed throughout the blocks.
- Village Centre: a supermarket, retail units, creche, gym/fitness, café, offices/employment, community facilities, library.
- Provision of a total of 692 no. car parking spaces, 1,225 no. bicycle parking spaces.
- Construction of Castle Street and two bridges across the Carrickmines Stream. The western bridge will provide access to Carrickmines Luas station to the north for pedestrians/cyclists and to the Carrickmines Interchange to the west for vehicles (for an interim period until the Cherrywood Phase 1 road network (including the remainder of Castle Street) on third party lands to the east has been completed and taken in charge).
- The eastern bridge to provide access to apartment Block F and a future primary school site (to be delivered by the Department of Education & Skills).
- Provision of a range of open spaces and landscaped areas including the first phase of Priorsland Public Park, a linear park along the Carrickmines Stream, a Village Square and other open spaces adjoining the apartment blocks. All associated site development works and services connections including bin stores, plant, ESB substations, boundary treatment works, and landscaping.

Table 1: Development Parameters

Parameter	Site Proposal
Site Area	8.76 ha gross / 7.5 ha net
No. of Residential Units	1180 apartments

Other Uses	Village Centre: supermarket, retail units, crèche (55 childcare spaces), gym/fitness, café, offices/employment, community facilities, parking spaces. Tenant Amenity – 1535 sqm Non residential floor space = 4500 sqm – 5.5%
Density	156 units per ha
Building Heights	2 to 14 storeys
Open Space	Phase 1 of Priorsland Public Park; linear park along stream; Village Square; open space adjoining apartments
Parking	692 car spaces of which: 596 for apts = 0.5 per apartment
Dual Aspect	51%
Vehicular Access	Eastern bridge to connect to Luas stop, with interim proposal to access via Carrickmines Interchange/M50 to the west, until Cherrywood Road Phase 1 network in place.

Table 2: Unit Mix

Unit Type	Studio	1 bed	2 bed	3 bed	Total
Apartments	47	508	613	12	1180

% Total	4%	43%	52%	1%	100%
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4.0 Planning History

Cherrywood SDZ Planning Scheme:

ABP-305785-19: Amendments to Cherrywood SDZ Planning Scheme approved by ABP in January 2020 in relation to car parking (Section 4.2.10 of the SDZ).

ABP-302223-18: Amendments of the Cherrywood SDZ Planning Scheme approved by ABP relating to Sequencing and Phasing of Development (Chapter 7 of the Approved Planning Scheme 2014, as amended).

PL06D.ZE0002: Amendments to the Cherrywood SDZ Planning Scheme 2014 to update the Planning Scheme to incorporate changes prompted by the Sustainable Urban Housing: Design Standards for New Apartment Guidelines, and increase in dwelling numbers in the Town and Village Centres. Proposed amendments 1-4 approved with conditions. Proposed amendment no. 5 was deemed material and the PA was requested to initiate consultation mechanisms. This proposed amendment no. 5 was subsequently withdrawn.

Planning History in the Area:

DZ20A/0399 – Concurrent application for 136 dwellings and for a section of Castle Street – it is noted that Castle Street is required to allow access to the lands in Priorsland for construction and operational purposes.

D19A/0458 – Permission for 179 dwellings in Development Area 8 Tully.

DZ19A/0458 – Permission for additional 47 dwellings on TC2.

ABP-303429-19 – Permission for 182 dwellings on TC6 in Development Area 2.

DZ18A/0499 – Permission for 146 apartments on site TC5.

DZ18A/0458 – Permission granted for primary school in Development Area 8 Tully.

DZ18A/0208 – Permission for 329 dwellings in Development Area 5 Druids Glen.

DZ17A/0714 – Permission granted for 241 dwellings and creche in Development Area 4 Domville.

D17A/0862 – Permission granted for development in TC1, TC2 and TC4.

DZ16A/0570 – Permission granted for Ticknick Park of c. 15 ha.

DZ15A/0814 – Permission granted for Beckett Park, c. 5ha.

DZ15A/0813 – Permission granted for Tully Park, c. 10ha.

DZ15A/0578 – Permission granted for development of roads and infrastructure, phase 1, consisting of c. 4.1km new road and c.1.3km of works to existing roads.

5.0 Section 247 Consultation(s) with Planning Authority

- 5.1. A consultation meeting under Section 247 of the Planning and Development Act 2000 (as amended) took place 11th May 2020. PA indicated concerns in relation to inconsistency with the planning scheme, carrying capacity of the planning scheme and densities, in addition to access with adjacent landholdings. Issues discussed related to densities/heights; construction and operational access; flood containment; green infrastructure and social infrastructure; village centre; and phasing and sequencing requirements.

6.0 National and Local Planning Policy

6.1. Project Ireland 2040 – National Planning Framework

The National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives, including the following:

- Objective 27 which seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.
- Objective 33 which seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- Objective 35 which seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing

buildings, infill development schemes, area or site-based regeneration and increased building heights.

6.2. Section 28 Ministerial Guidelines

The following Section 28 Ministerial Guidelines are considered to be of particular relevance:

- 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 (2018).
- Urban Development and Building Heights – Guidelines for Planning Authorities, (2018).
- Design Manual for Urban Roads and Streets.
- Childcare Facilities – Guidelines for Planning Authorities.
- Architectural Heritage Protection Guidelines for Planning Authorities.

6.3. Local Planning Policy

The Dun Laoghaire Rathdown County Development Plan 2016-2022 is the operative county development plan for the area. The site is part of an area identified as the Cherrywood SDZ.

The Cherrywood SDZ Planning Scheme 2014 (as amended), sets out a detailed framework for the future development of the area.

The site is located in 'Development Area 3 Priorsland' of the SDZ. Land use within this Development Area (DA) is identified on the zoning map. The following land uses relating to the application site are identified: Education (Primary School); Residential 2 and 3; Mixed Use Village Centre; Physical Infrastructure; Green Infrastructure.

The SDZ lists the following as design challenges within the area of the site:

- Designing the development that abuts the M50 in a manner which improves the noise environment within the Plan Area to protect the

residential amenity of the individual homes. (See Chapter 2 Proposed Development in Cherrywood).

- Incorporating the Flood Containment Zone into the public realm (see Map 4.3).
- Linking the school site to the Village Centre.
- Protecting the residential amenity of homes outside the Plan Area by means of landscaping and design considerations.
- Protect the character of the protected structures by according with the requirements set out in Chapter 3 Cultural and Built Heritage.
- Access to the area.
- Ensure the scale of development supports the economic viability of the Village.

The following Specific Objectives as set out in the SDZ are considered of relevance:

- DA 19 Pedestrian and vehicular connections are to be provided across the flood containment zone by way of bridges.
- DA 20 Development adjoining the M50 to provide sound mitigation for the remainder of the Development Area.
- DA 21 There shall be a high quality of landscaping and visual amenity at the interface with Cherrywood when viewed from the M50.
- DA 22 Lands adjacent to Carrickmines Luas stop to provide a transport interchange, and a park and ride facility with connections to the national road network.
- A local convenience retail outlet (of up to 200m² gross floor area) and a tea room/cáfe use are permissible in principle on the lands adjacent to the Carrickmines Luas stop.
- DA 23 Access to Brennanstown Luas stop to be achieved through design of the residential plot.
- DA 24 To provide appropriate access to Druid's Glen from the open space.

- DA 25 To develop Priorsland House and Carrickmines Station in accordance with the details set down in Chapter 3 Cultural and Built Heritage.
- DA 26 Access to Carrickmines Interchange will be limited to: Priorsland House, Carrickmines Station including lands adjoining these structures identified in Map 3.3 and the transport facilities adjoining the Carrickmines Luas stop.
- DA 27 A community facility in accordance with Section 2.3.4 will be provided in the Village Centre.

The SDZ identifies for Residential Areas 2 and 3 (within the application site) a density range, height and overall number of dwelling to be located within the Village Centre.

7.0 Forming of the Opinion

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

7.2. Other Submissions

Irish Water

7.3. Documentation Submitted

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, a Completed Application Form, Cover Letter, Planning Report, Statement of Consistency, Material Contravention Statement, School Demand Assessment, EIA Screening Report, Engineering Report, Site Specific Flood Risk Assessment, Architectural Drawings and Design Statement, Engineering Drawings, Traffic and Transport Assessment,

Travel Plan, Energy Report, Landscape Design Statement, Part V Submission, Outline Construction Management Plan, and Outline Construction and Demolition Waste Management Plan.

7.4. Statement of Consistency

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

7.5. Material Contravention Statement

Material contravention statement submitted which addresses density, building height, dwelling mix and car parking. The submission is summarised as follows:

- Policy context has changed since the adoption of the SDZ Planning Scheme with publication of NPF, RSES and S28 guidelines, notably the Urban Development and Building Height Guidelines 2018.
- NPF recognises role of SDZ's including Cherrywood.
- RSES promotes the growth of Dublin City and suburbs and the integration of transport and land uses – including higher densities.
- Urban Development and Building Height Guidelines 2018 promote increased building height in SDZ's and close to high capacity public transport.
- Sustainable Urban Housing Design Standards for New Apartments Guidelines include provisions for BRT. Under SPPR8 (BTR) no restrictions on dwelling mix and default of minimal / significantly reduced car parking.
- Development meets criteria for material contravention as it is of strategic or national importance and consistent with Government policy on building height.

7.6. Planning Authority Submission

The submitted report is summarised as follows:

- Proposal is inconsistent with Cherrywood Planning Scheme objectives and contravenes the fundamental principles of the Planning Scheme, particularly

for Development Area 3 in terms of access, density, plot ratio, building height, car parking provision, bicycle parking and the provision of social and physical infrastructure which was calibrated to sustainably support the level of development proposed under the Scheme.

- Overdevelopment of the site - impact on carrying capacity of planned social and physical infrastructure – 400% uplift without commensurate increase in schools, class 1 OS, transportation infrastructure, and surface water drainage infrastructure. Projected population would be 12.5% of entire projected population – if this precedent was followed on other sites, social and physical infra would be placed under significant pressure. SEA/AA would be undermined.
- A visual impact assessment has not been submitted to allow for a full evaluation of the proposal.
- PA is undertaking review of Scheme & Building Heights – due to lodge with ABP Q4 2020.
- Interim Access via Carrickmines Interchange – limited capacity; concerns regarding national network; concern in relation to certainty over long term connections.
- Height & noise from M50 and amenity for dwellings. Mitigation for upper level apartments is insufficient.
- Serious Concerns regarding Surface Water and Storm Water Proposals, having regard to the location of the site in a flood plain - JBA commissioned report has assessed the applicant's submission, see appendix B of PA report.
- Compliance with zoning an issue; quantum of retail; library proposal not required; scale of community facilities proposed; scale of green infrastructure proposed; dual aspect design of some units questionable, which is evident in blocks B, C, D, F; dominance of 1 and 2 beds; Creche is too small; proposal to utilise Flood Zone as a park questionable as is quantum of POS; Priorsland Park is not being fully delivered as part of the application which is a concern.

8.0 The Consultation Meeting

A Section 5 Consultation meeting took place remotely via Microsoft Teams on the 25th November 2020, commencing at 10.00. Representatives of the prospective applicant, the planning authority and An Bord Pleanála participated in the meeting. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Planning Policy Context – SDZ
2. Development Strategy – scale and design of blocks; open space; social infrastructure
3. Residential Amenity
4. Transportation - vehicular access and issues raised in PA report
5. Water Services – SSFRA and issues raised in PA report
6. Any Other Matters

8.1.1. Point 1 – Planning Policy Context

In relation to the SDZ for the area, ABP representatives sought further elaboration/discussion/consideration in relation to the following issues:

- Greater reasoning and justification for proposed deviations from the SDZ planning scheme required – including (inter alia) issues of compliance with Density (and methodology for calculation), Residential Quantum, Height, Car Parking (note scheme recently amended in this regard), Plot Ratio, Unit Mix, Access, and Quantum of Retail. Documentation should consider implications of the proposed development on the SDZ area and the availability and deliverability of social and physical infrastructure now and into the future to support the proposed development, in addition to consideration of S28 guidelines.
- Clarify through overlay of land use map and proposed uses whether the proposal is in compliance with the zoning objectives for the area, as specified in the SDZ.
- The applicant is advised to have regard to current legal position in relation to material contravention of SDZs.

8.1.2. **Point 2 - Development Strategy**

In relation to development strategy, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Movement and access arrangements in relation to the site. Clarity and certainty in relation to delivery of Castle Street connection to the east for both vehicular and pedestrian movement.
- Green infrastructure and open space strategy – design, scale and function of proposed open space; consideration of implications of use of flood containment zone for amenity purposes; objective to retain trees and hedgerows to the east; amenity value of each open space to be considered; details in relation to noise and landscape buffer to the south; consideration of specific SDZ guidance.
- Height Strategy and its impact on the SDZ area. Note: height strategy being reviewed by PA/DAPT.
- Visual impact assessment from wider area.

8.1.3. **Point 3 – Residential Amenity**

In relation to the Residential Amenity, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Scale and massing of proposed blocks, specifically Block A. Use of long corridors, availability of natural light, east of movement for residents. Number of single aspect north facing units.
- Justification for small scale creche.
- Justification for scale of retail proposed.
- Microclimate issues to be further considered.
- Sunlight/daylight analysis to include worst case examples of apartments, note that a number of corner units are particularly constrained in terms of outlook and light. PA suggestion that two floors required to assess daylight access.

8.1.4. **Point 4 - Transportation**

In relation to Transportation, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Vehicular access issues and proposal for interim measures. Certainty in relation to deliverability of Castle Street to be explored further. Consultation with TII will be necessary if interim measures to be pursued.
- Considerations of assumptions to be used in TIA.
- Parking issue and compliance with SDZ amendment, as discussed earlier.

8.1.5. **Point 5 - Water Services**

In relation to the Water Services, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Flood Containment Zone – implication of Interim measures proposed.
- Clarity in terms of flood mitigation measures and impact on the wider SDZ area of approach adopted, which differs from that in SDZ.
- SSFRA and water management issues raised by PA to be addressed.

8.1.6. **Point 6 - Any Other Matters**

- All works proposed should be included in red line boundary and necessary consents obtained.
- A robust assessment is required in relation to compliance issues with SDZ planning scheme.
- Consideration of EIA Screening/EIAR requirements, including cumulative impacts.

8.1.7. 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 307784' 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.

9.0 **Conclusion and Recommendation**

9.1. 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.

- 9.2. 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 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.
- 9.3. Having regard to all of 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.
- 9.4. 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.

10.0 Recommended Opinion

- 10.1. 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.
- 10.2. 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.

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

1. Further consideration/justification of the documents as they relate to the Cherrywood SDZ Planning Scheme and consistency with the planning scheme, including zoning and land use provisions, quantum of development proposed, density at this location, height, car parking, plot ratio, unit mix, vehicular access arrangements, and all other aspects of the planning scheme which affects the development.
2. Further consideration/justification of the documents as they relate to the carrying capacity of the Cherrywood SDZ Planning Scheme in relation to physical infrastructure, social infrastructure, and community infrastructure.

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

10.5. 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. Review of submitted Traffic and Transport Assessment and submission of detailed analysis on interim vehicular access arrangements proposed via Carrickmines, versus connection to Castle Street.
2. Review of impact of the development on the flood containment zone, surface water management proposals, and site specific flood risk assessment, having particular regard to issues raised by the Development Agency Project Team (DAPT) and accompanying JBA report on 'Assessment of Stormwater

Proposals', as submitted in Appendix B of the Planning Authority Report, received on 27th August 2020.

3. Overlay of land use map and proposed uses as specified in the SDZ.
4. Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of effective dual aspect units; number of north facing single aspect units; daylight and sunlight access to units and spaces; use of long internal corridors within some of the blocks; micro-climate / wind impacts; and inward noise impacts. The further consideration in respect of single and dual aspect units should have regard to the requirements and definitions of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018), SPPR 4.
5. Interface of Block F with the adjoining public realm, in particular consideration of the impact of undercroft parking on the public realm.
6. Further consideration/justification of the scale of childcare facility proposed.
7. Further consideration/justification of car parking proposals against the SDZ Planning Scheme, specifically the recent amendment in relation to car parking standards.
8. A plan detailing the hierarchy and function of public open space across the site, including in the flood containment zone, and implications of the flood containment zone on the design, layout and usability of the open space in this area.
9. Detail and justification of location and quantum of resident support facilities and resident services and amenities as defined by the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018).
10. Further detail in relation to school provision and confirmation that scale of the site reserved meets the requirements of the Department of Education.
11. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.

12. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
13. Details of boundary treatment across the site.
14. Review of tree survey and arboricultural report submitted, to include consideration of existing trees/hedgerows to the east of the site, which are required to be retained and measures to ensure protection of those tree/hedgerows to be retained.
15. Ecological Impact Assessment.
16. Provide updated Sunlight and Daylight Analysis (based on a representative sample of units that includes assessment of worst-case scenarios); updated Wind and Microclimate Analysis (including details of any proposed mitigation measures); and an Inward Noise Assessment.
17. An updated Visual Impact Assessment that includes photomontages, cross sections, axonometric drawings and CGIs. The assessment should address key views from the M50, from the wider SDZ lands and from/toward protected structures proximate to the site.
18. A detailed phasing plan for the proposed development.
19. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
20. A detailed Construction Environmental Management Plan.
21. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
22. Response to issues raised by the Development Agency Project Team (DAPT) as per the report submitted in Appendix B of the Planning Authority Report,

received on 27th August 2020, including inter alia, water services, green infrastructure, and transportation issues.

23. 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.

24. 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, unless it is proposed to submit an EIAR at application stage.

25. An Appropriate Assessment screening report and/or Natura Impact Statement.

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
4. Inland Fisheries Ireland
5. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)
6. Heritage Council (nature conservation)

7. Commission for Railway Regulation
8. The relevant Childcare Committee
9. Department of Education and Skills

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.

Una O'Neill
Senior Planning Inspector

16th December 2020