



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
ABP-309444-21**

---

**Strategic Housing Development**

**Proposal** 100 apartments, 3 medical suites and associated site works

**Location** Cherrywood Road, Loughlinstown Road, Co. Dublin

**Planning Authority** Dun Laoghaire Rathdown County Council

**Prospective Applicant** Galader Properties Ltd

**Date of Consultation Meeting** 28<sup>th</sup> April 2021

**Date of Site Inspection** 19<sup>th</sup> April 2021

**Inspector** L. Dockery

## 1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, 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, which has a stated area of 0.8 hectares, is located on Cherrywood Road, Dublin 18, immediately adjacent to St. Colmcille's Hospital. It is located approximately 1.5 km south of Shankill and approximately 12km from Dublin city centre. The site is bound by the Loughlinstown River to the north & west, the Cherrywood road to the west, a stone wall to the east and St. Colmcilles Hospital to the south. There is an existing two storey cottage "Rose Cottage" forming part of the site boundary on the south-western portion of the site, which is proposed to be retained as part of the proposed development. Access to the development will be adjacent to "Rose Cottage" off the Cherrywood Road.
- 2.2 The sites falls steeply from the boundary with St. Colmcilles Hospital and gradually levels off towards the Loughlinstown River and the north-east of the site. The site is currently overgrown with a number of mature trees along the riverbank (west & north boundaries) with further planting noted throughout the remainder of the site.
- 2.3 The area in general can be described as transitional in nature, in that there is extensive redevelopment to the west of the proposed site, namely Cherrywood Business Park (circa 200m) and Cherrywood SDZ. Immediately opposite the proposed site entrance is a pedestrian walkway linking directly to the Cherrywood Business Park and Brides Glen Luas stop. A footpath is available on the eastern side of the Cherrywood Road connecting the subject site with the bus services on the

N11. The nearest bus stop to the site entrance is approximately 230m from the subject site on the N11.

### 3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises the construction of a mixed-use development, comprising of 100 no. residential units, 3 no. medical suites, bridge over Loughlinstown River and associated site works.

3.2 The following details are noted:

Parameter	Site Proposal
Application Site	0.802 ha
No. of Units	100 apartments (7430m <sup>2</sup> comprises 95% of proposed development)
Other Uses	3 no. medical suites (378m <sup>2</sup> comprises 5% of proposed development)
Density	125 units/ha
Height	3-6 storeys over basement
Dual Aspect	40% (stated)
Parking	84 car parking spaces (72 spaces at BL and 12 at GL (78 spaces for residential element equating to 0.78 spaces/residential unit)  132 bicycle parking spaces (28 at surface & 104 at basement level)
Access	From Cherrywood R116, via proposed site access to S of existing dwelling 'Rose Cottage'  New bridge proposed across Loughlinstown River
Part V	10 units

3.3 The breakdown of the 100 residential units is as follows:

	Studio	1 bed	2 bed	3 bed	Total
Apartments	-	43	53	4	100

3.4 It is stated in the documentation that during the early design process, St. Colmcille’s Hospital was approached with a view to accommodating additional hospital facilities within the proposed development site. The offer of engagement to facilitate hospital services within the proposed development was not taken up by the hospital authorities.

3.5 The riparian area along the river will be fenced off from the public and left undisturbed to allow for natural succession and to protect existing flora & fauna.

#### 4.0 National and Local Planning Policy

##### 4.1 Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines 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 (2020)
- 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
- Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities

- Architectural Heritage Protection
- Climate Action Plan

Other documents of note are:

- National Planning Framework, 2018
- Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019

## 4.2 Local Planning Policy

The Dun Laoghaire Rathdown County Development Plan 2016 is the operative County Development Plan for the area.

### Zoning:

The subject site is predominantly subject to zoning 'Objective MH', the objective of which is 'to improve, encourage and facilitate the provision and expansion of medical hospital uses and services'.

'Health centre/healthcare facility', 'hospital' and 'transitional/step-down non-acute medical facilities and rehabilitation services (including associated on site, short-stay accommodation)' uses are permitted in principle under the 'Objective MH' zoning.

'Residential' use is open for consideration on 'Objective MH' zoned lands.

The existing 'Rose Cottage', Cherrywood Road is zoned 'Objective A' which seeks to 'protect and/or improve residential amenity'.

It is noted that development on this portion of the lands comprises only the proposed site access from Cherrywood Road, with the existing property 'Rose Cottage' to be retained as existing.

The lands forming part of St. Colmcille's Hospital grounds to the immediate south and south-east of the subject site are subject to zoning 'Objective MH'.

An 'Institutional Lands' objective and an objective 'to protect and preserve Trees and Woodlands' relate to 'MH' zoned lands at this location.

Specific Local Objective (SLO) 43, which seeks 'to retain the famine grave on the site adjacent to St. Colmcille's Hospital applies to lands to the south of the subject site.

All remaining adjoining lands are subject to zoning 'Objective A, which seeks to 'protect and/or improve residential amenity'.

The NE area of the subject site is located within Flood Zone A and Flood Zone B, with the majority of the site located within Flood Zone C.

The subject site is located within the proposed Green Infrastructure Corridor 5 (Killiney Strand- Kilbogget Park/Cabinteely Park/Clonkeen Park- Deansgrange- Blackrock Park) and within an Ecological Corridor (Map 11) as identified in the DLR Green infrastructure Strategy comprising Appendix 14 of the DLR CDP 2016.

Section 2.1.3.3 Policy RES3: Residential Density

RES4: Existing Housing Stock and Densification

RES5: Institutional Lands

Policy RES5 states that "Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs".

Section 2.1.3.5 states that "It is recognised that many institutions in Dun Laoghaire-Rathdown are undergoing change for various reasons. Protecting and facilitating the open and landscaped 'parkland' settings and the activities of these institutions is encouraged. Where a well-established institution plans to close, rationalise, or relocate, the Council will endeavour to reserve the use of the lands for other institutional uses, especially if the site has an open and landscaped setting and recreational amenities are provided. Where no demand for an alternative institutional use is evident or foreseen, the Council may permit alternative uses

subject to the zoning objectives of the area and the open character of the lands being retained.”

Section 8.2.3.4(xi) notes a minimum open space requirement of 25% of the total site area (or population based provision, whichever is the greater).

Section 2.1.3.5 states that in the development of institutional lands the average net densities should be in the region of 35-50 units per ha but that in certain instances higher densities will be allowed where it can be demonstrated that they contribute towards the designation retaining the open character and/or recreational amenities of the lands.

Section 8.2.3.4(xi) of the operative County Development Plan further states that ‘In order to promote a high standard of development a comprehensive masterplan should accompany a planning application for institutional sites. Such a masterplan must adequately take account of the built heritage and natural assets of a site and established recreational use patterns. Public access to all or some of the lands may be required. Every planning application lodged on institutional lands shall clearly demonstrate how they conform with the agreed masterplan for the overall site. Should any proposed development deviate from the agreed masterplan then a revised masterplan shall be agreed with the Planning Authority’.

Chapter 8 Principle of Development

Section 8.3.2 Transitional Zonal Areas

Appendix 9: Building Height Strategy

Appendix 13: Flood Risk Assessment

Section 8.3.10 Cherrywood SDZ Planning Scheme

Buildings of the Hospital (Former Work House), Chapel building and Convent building, forming part of the existing St. Colmcille’s Hospital facility have been identified for inclusion in the Record of Protected Structures in the draft DLR CDP 2022 (Ref. No.s 2122, 2123 and 2011 respectively).

Cherrywood Planning Scheme 2014 (updated December 2018) noted.

## 5.0 **Planning History**

### Reg. Ref. D07A/1351

Permission REFUSED at site at St. Colmcille's Hospital for development of residential scheme of 12 dwellings on site of 1.16 ha. Reasons for refusal related to endangerment of public safety by reason of a traffic hazard; not conducive to promoting sustainable commuting patterns and reducing car dependency; inadequate density and inefficient use of land; unacceptable risk to water quality and impacts on existing wildlife habitats.

### Reg. Ref. D06A/0070

Permission REFUSED at site adjacent to St. Colmcille's Hospital for development of residential scheme of 61 apartments and associated site works on site of 1.16 ha. Reasons for refusal related to poor quality environment for future residents and would materially contravene sections 5.5.21 and 5.5.4 of 2004 CDP; visually overbearing; excessive overlooking and loss of privacy; insufficient information with regards compliance with Housing Strategy.

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

6.1 It is stated by the planning authority that a section 247 pre-application consultation took place with them on 17/09/2020.

## 7.0 **Submissions Received**

### Irish Water

Irish Water has assessed and has issued the applicant a Confirmation of Feasibility for connection(s) to the Irish Water network(s) subject to the following:

### Wastewater:

Irish Water's records indicate that the 225mm foul main running through the proposed development site is currently in private ownership. The applicant is required to provide evidence of this privately-owned infrastructure to Irish Water



ahead of any SHD application. However, where any public own infrastructure within the site is required to be diverted the applicant must engage with Irish Water in respect of a feasibility assessment which must be completed for a diversion and have the outcome of this assessment agreed with Irish Water ahead of SHD application.

## **8.0 Forming of Opinion**

8.0.1 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 brief detail on each of these elements below.

### **8.1 Documentation Submitted**

8.1.1 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, scaled drawings (plans, sections and elevations) including completed application form, completed pre-connection enquiry feedback form from Irish Water, architectural drawings; Architectural Design Statement; Statement of Consistency; Traffic and Transport Assessment; Preliminary Mobility Management Plan; Flood Risk Assessment; Preliminary Bridge Design; Outline Construction Management Plan; Draft Landscape Plan; Part V Report; Proposed Shadow Study; AA Screening and NIS; Ecological Impact Assessment; School Demand Assessment; CGIs/photomontages.

8.1.2 I have considered all of the documentation submitted by the prospective applicant, relating to this case.

### **8.2 Planning Authority Submission**

8.2.1 In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dun Laoghaire Rathdown County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on March 15<sup>th</sup> 2021.

8.2.2 The planning authority's 'opinion' included, inter alia, the following matters: internal reports; development proposal; planning history; site and surrounding area; pre-planning consultations, policy context; principle of proposed development-institutional lands; density; height; residential accommodation and residential mix; residential unit standards; design and massing; external finishes and elevations; protection of adjoining residential amenities; permeability/pedestrian flow; open space/public realm; sunlight and daylight access; childcare facilities; built heritage; drainage planning (surface water); transportation planning; taking in charge; public lighting; parks and landscaping; Part V; waste management planning; other issues including site works; EIAR and AA Screening. Internal reports from the Transportation, Housing, Parks and Landscape Services, and Drainage Planning Departments have been appended to the report.

8.2.3 A detailed and comprehensive report was submitted and it concludes with the following concerns:

- Height proposed having regard to Appendix 9 of operative CDP and Building Height Guidelines
- Height, density and overall massing of proposed building with regard to its location within a Transitional Zonal Area
- Height and proximity of proposed development to the SW boundary of the subject site and resultant visual impact of same as viewed from existing adjacent properties
- Potential overlooking on existing residential properties due to proximity and position of upper floor roof gardens, balcony/terrace area and fenestration, particularly to the SW and NE of the subject site
- Requirement for full and comprehensive contextual elevations and additional photomontage images of the proposed development with regard to the visual impact of same
- Requirement for shadow cast analysis images of the existing environment and sunlight/daylight assessment of internal area within proposed development and those of existing adjacent properties to allow for full assessment

- Potential impact of proposed development on existing medical facility/service use on adjoining lands and the preparation of a masterplan for the subject site and adjacent St. Colmcille's Hospital in line with the provisions of section 8.2.3.4(xi) of DLR CDP 2016 in context of Institutional Lands objective on 'MH' lands at this location
- Transportation Department concerns- premature nature of the proposed development due to the existing deficiency on Cherrywood Road in the form of the lack of adequate, safe pedestrian facilities, which renders it unsuitable to carry increased pedestrian traffic likely to result from the proposed development and undesirable precedent that the development, if permitted would set for development that would adversely affect the use of the Cherrywood Road by traffic
- Lack of clear permeability proposals including lands adjoining the subject site
- Lack of adequate and safe pedestrian connectivity from the subject site to destination points on W side of Cherrywood Road, namely pedestrian access to Bride's Glen Luas stop and Cherrywood
- All other issues raised in internal reports.

8.2.4 I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

### **8.3 Consultation Meeting**

8.3.1 A Section 5 Consultation meeting took place via Microsoft Team due to Covid-19 restrictions on the 28<sup>th</sup> day of April 2021, commencing at 10.00am. 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.

8.3.2 The main topics raised for discussion at the tripartite meeting were as follows:

- Consistency with operative CDP in relation to zoning objectives and 'INST' designation

- Development strategy to include height, massing and density; elevational treatment/materiality; open space/permeability; excavation details; childcare provision
- Residential amenity
- Transportation matters
- Drainage and Flood Risk
- Any other matters

8.3.3 In relation to consistency with operative CDP, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Proposed uses in context of 'MH' zoning objective and consistency with same
- Need to address 'INST' designation pertaining to the lands and requirements for such lands as set out in CDP; submission of a masterplan
- Demonstrate how proposal assists in securing the aims of the 'INST' designation pertaining to these lands

8.3.4 In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Height/massing//density of proposed development in the context of PA concerns; in the context of existing local and national policy; the existing/permitted pattern of development in the area and locational context
- Elevational treatment; materials/finishes; green wall design and maintenance; further refinement advised; need for submission of Building Lifecycle Report
- Connectivity/permeability to nearby lands including hospital, LUAS and N11; accessibility; level differences; quality of open space provision including details on riparian strip;
- Ecology matters; evidence of otters, badgers and bats in locality; requirement for appropriate surveys; Green Infrastructure Corridor 5

- Discussions regarding lack of provision of childcare facility
- Excavation details/construction haulage routes and clarification in relation to information included in documentation in relation to basement
- Need for additional cross-sections, CGIs, visualisations and legible level survey

8.3.5 In relation to residential amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Residential amenity in the context of possible/perceived impacts on existing residential properties
- Quality of proposed residential development; Compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018); daylight/sunlight analysis; aspect of proposed units; extent of north facing single aspect units; impacts of gabion wall on south facing, single aspect units; floor to ceiling heights
- Schedule of accommodation; need for dimensioned drawings and the full extent of all surrounding buildings to be indicated on site layout plan

8.3.6 In relation to transportation matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following

- Transport concerns as per report of Transportation Planning Division, Planning Authority, as contained in section 1.3(ii) of PA Opinion, undated

8.3.7 In relation to drainage and flood risk, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following

- Surface water drainage and flood risk- as per report of Drainage Division, Planning Authority, as contained in section 1.3(i) of PA Opinion, undated
- Report of IW in relation to wastewater connections, dated 22/03/2021

8.3.8 In relation to other matters, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following

- Taking in charge details; impact of proposal on proposed Protected Structures on St. Colmcille's hospital grounds

## 8.4 Conclusion

- 8.4.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 8.4.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 8.4.3 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.
- 8.4.4 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 9 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.

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 the subject site for strategic housing development to An Bord Pleanála.**

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

#### Zoning Objective and Institutional Designation

1. Further consideration and/or justification of the documents as they relate to the quantum of medical facilities being proposed (approximately 5% of the proposed development), having regard to the zoning 'Objective MH' of the site, as set out in the operative Dun Laoghaire County Development Plan 2016 which seeks 'to improve, encourage and facilitate the provision and expansion of medical hospital uses and services'.

In addition, further consideration and/or justification of the documents as they relate to the 'INST' designation of the overall lands, showing how the proposal complies with Policy RES5 and Section 8.2.3.4(xi) of the operative Dun Laoghaire-Rathdown County Development Plan 2016. In accordance with the above, the applicant is advised of the need to provide a masterplan for the overall institutional lands and demonstrate how the proposal assists in securing the aims of the 'INST' designation, as set out in the operative County Development Plan.

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

#### Height and Design Strategy

2. Further consideration and/or justification of the documents as they relate to the height and design strategy. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height, in

the context of the concerns raised by the PA, provides the optimal architectural solution for this site and should submit a rationale/justification for the heights/setbacks proposed. Further justification/consideration of the documents as they relate to the overall block structure and the relationship between the block (height/scale/massing/proportions) and nearby properties should also be submitted. CGIs, visualisations and cross sections, as necessary, should be submitted which clearly show the relationship between the proposed development and existing development in the immediate and wider area; from strategic viewpoints within the Cherrywood SDZ and from strategic viewpoints along the M50 and N11; from viewpoints within St. Colmcille's hospital grounds, and which illustrates the topography of the area.

The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments (2020) and local planning policy, the site's context and locational attributes.

Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, should be submitted.

#### Traffic, Permeability and Parking Provision

3. Further consideration of the documents as they relate to proposed traffic movements and the concerns expressed by the Transportation Department of the PA in relation to sightlines and the creation of a traffic hazard, as set out in section 4 of the PA Opinion.

In addition, further consideration of cycle and pedestrian connections including legibility and permeability through the development site to St. Colmcille's hospital, N11 bus stops, Cherrywood Business Park, SDZ lands, LUAS stop and other surrounding areas. A layout plan highlighting such connections should be



provided. The prospective applicant should address the concerns of the planning authority in relation to pedestrian facilities on Cherrywood Road and pedestrian access to Cherrywood, as set out in section 4 of the PA Opinion.

In addition, further consideration of the documents as they relate to car parking provision. The prospective applicant should satisfy themselves that the proposal provides the appropriate parking provision given the locational context of the site, national and local policy context and proximity of site to public transport facilities.

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. A report that specifically addresses the proposed materials and finishes of the proposed structure including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Specific details should be submitted in relation to future maintenance of the proposed green wall. Particular regard should also be had to details showing proposals for the treatment of private/communal open spaces and public realm. Additional cross sections, CGIs and visualisations should be included in this regard. The documents should also have regard to the long term management and maintenance of the proposed development and a Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2020 Guidelines on Design Standards for New Apartments.

2. Additional transportation details for the site having regard to the requirements of the Transportation Planning Division as contained in section 1.3(ii) of the Planning Authority's Opinion
3. Additional drainage details for the site having regard to the requirements of the Drainage Division as contained in section 1.3(i) of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices').
4. A report that addresses issues of residential amenity (for existing residents of adjoining development and future occupants of proposed scheme), specifically with regards to overlooking, overshadowing, overbearing and noise. The extent of single aspect, northern facing units should be addressed, together with single aspect units in close proximity to the gabion wall with hospital grounds. The report shall include full and complete drawings including levels, cross-sections and visualisations showing the relationship between the proposed development and adjoining residential development.
5. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements. This should also include a schedule of floor areas for all proposed units and clearly indicate the aspect (single, dual, triple) of each unit.
6. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Information should include details of proposed tree protection measures during construction. In addition, details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Details in relation to the proposed riparian corridor and measures to protect and enhance biodiversity should also be submitted.

7. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority

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. Department of Housing, Local Government & Heritage
3. Transport Infrastructure Ireland
4. National Transport Authority
5. Inland Fisheries Ireland
6. An Taisce-the National Trust for Ireland
7. Heritage Council
8. Dun Laoghaire Rathdown County 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.

---

Lorraine Dockery  
Senior Planning Inspector  
05<sup>th</sup> May 2021