



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-310416-21

Strategic Housing Development

Change of use of existing office blocks A, B and C to residential use, ranging in height from 4-5 storeys over podium / basement, together with modifications and extensions to blocks, and construction of new block D, all to accommodate 130 apartments.

Location

Dolcain House, Monastery Road,
Clondalkin, Dublin 22.

Planning Authority

South Dublin County Council

Prospective Applicant

Randalswood Holdings Ltd.

Date of Consultation Meeting

30th September 2021

Date of Site Inspection

15th September 2021

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 site is located approximately 780m to the east of the town centre of Clondalkin and within approximately 1km walking distance of the Red Cow Luas red line stop. The N7 national primary route is approximately 360m to the south of the site, while the M50 motorway is located approximately 780m to the east.
- 2.2. The site is bounded by Monastery Road to the north, the Round Tower GAA Club and pitches to the west / south west and by a quarry in asphalt production to the south and east. A protected structure (remains of 1831 monastery) is located opposite the site on the northern site of Monastery Road.
- 2.3. Currently occupying the site are 3 no. office blocks (A, B and C). The site is raised above the level of the adjoining public road, with the existing office buildings being prominent features in easterly and westerly approaches to the site. The site is accessed via the southerly arm of the Monastery Road / Woodford Hill roundabout, which also provides access to the adjoining quarry for asphalt production facility.
- 2.4. Both the subject site and the adjacent quarry utilise a shared internal access road for a distance of approx. 36 m, with the subject site accessed via a T-junction on the western side of the internal route. No footpaths or cycle paths are provided along the

shared access road or a large section of the front boundary of the site along Monastery Road. The sole pedestrian entrance to the site is located within the northern boundary opposite Blocks A and B. This entrance connects to a footpath which terminates to the front of the site and extends in a westerly direction along the southern side of Monastery Road. A pedestrian crossing provides access to the footpath on the northern side of the road. Inbound and outbound Dublin bus stops are available at this location. The lands further to the north and west of the site are primarily residential in nature, with more commercial/warehouse uses present to the south-east, proximate to the boundary with the N7 national primary route.

3.0 Proposed Strategic Housing Development

3.1. The proposed development involves change of use of office blocks A, B and C along with construction of new block D, to provide 130 no. residential units as follows:

Unit Type	Number
1 bed	61
2 bed	59
3 bed	10
Total Units	130

The development has a stated net residential density of c. 164 units/ha based on a development area of c. 0.79 ha. The development scheme is described by the applicant as follows:

“(i) Demolition of existing shed (15.7sq.m), sub-station (29.5sq.m) and oil tank (12.1sq.m) located in the north-eastern section of the subject site; (ii) Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks; (iii) alterations to the existing Blocks A, B and C will include the provision of an additional floor level with 2 no. additional floors proposed to the atrium to now provide for a height of 5/6 storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to

layouts to accommodate the proposed residential apartments; (iv) alterations to Block A to include a 5 storey extension to northern elevation, (v) construction of a new Block D to the east of Block B to accommodate 29 no. apartment units. The proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 no. apartment units (comprising 61 no. one-bedroom apartments, 59 no. two-bedroom apartments and 10 no. three-bedroom apartments, as follows:-

- Block A will comprise 50 no apartments (consisting of 22 no. one-bedroom apartments, 22 no. two-bedroom apartments and 6 no. three-bedroom apartments) and will range in height from 5 to 6 storeys over basement level;
- Block B will comprise 22 no. apartments (consisting of 9 no. one-bedroom apartments, 9 no. two-bedroom apartments and 4 no. three-bedroom apartments) and will range in height from 4 to 5 storeys over basement level;
- Block C will comprise 29 no. apartments (consisting of 13 no. one-bedroom apartments, and 16 no. two-bedroom apartments) and will be 6 storeys in height; and
- Block D will comprise 29 no. apartments (consisting of 17 no. one-bedroom apartments, and 12 no. two-bedroom apartments and will be 6 storeys in height.

The proposed development will be served by communal residential amenities/facilities at surface and basement level, including communal open space and outdoor areas at surface level; 340 no. bicycle parking spaces (252 no. at basement level and 88 no. at surface level); 78 no. car-parking spaces (62 no. at basement level and 16 no. surface level) including 5 no. car-club spaces and 3 no. accessible parking spaces and; 4 no. motorcycle parking spaces at basement level. The basement level also comprises a proposed bin storage area (33sq.m) and plant room (78sq.m). The proposed development also includes landscaping, a new pedestrian and cyclist link onto the adjacent Monastery Road to the north; new public footpath on the southern site of Monastery Road to facilitate connections to the existing and planned pedestrian network; and internal pedestrian and shared surfaces. (vi) Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east; (vii) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; plant areas; ESB substation; and all associated site development works necessary to facilitate the proposed development.”

4.0 Planning History

4.1. Planning Authority Reg. Ref. SD19A/0327: Planning permission sought for change of use from office to residential use; extension and modifications of the existing block known as Block B, into 24 residential units consisting of 20 one bedroom apartments and 4 two bedroom apartments with associated gym facility and staff access; Block B across ground to 4th floor including the demolition of the existing single storey extension at ground floor level and external stairs; upgrading of the existing external fabric of the building together with internal removal works and modifications to internal layouts to accommodate proposed residential units throughout; gym facility and staff areas at ground floor level together with the construction of 1 additional floor; modifications of the existing lower ground floor car park and ground floor car park area to include landscaped areas, public open space areas, surface and lower ground floor level car parking, motorcycle parking, cycle parking and bin storage; all with associated signage, drainage, mechanical plant, roof gardens with associated access, relocation of existing telecommunications aerials and site development works while maintaining the existing site and basement entrances on completion. South Dublin County Council issued Notification of the Decision to Refuse Permission for this application on 10th December 2019 for 6 no. reasons summarised as follows the excessive height, bulk, scale and mass / visually obtrusive and adverse visual amenity impact; inadequate accommodation; overprovision of 1 beds; inappropriate landscaped area / open space; traffic congestion; and piecemeal in the absence of masterplan. The applicant subsequently appealed the application to An Bord Pleanála. The appeal scheme was refused for 2 reasons as set out below:

1. The proposed development, by reason of the over-provision of 1-bedroom apartment units and 2-bedroom/3-person apartment units and the poor quality and layout of the communal open spaces, would conflict with the minimum standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" published by the Department of Housing, Planning and Local Government in March, 2018, and as such, would result in a poor standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed site access arrangements, which do not include dedicated pedestrian and cycling infrastructure to serve future occupants of the residential scheme, it is considered that the proposed development represents an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4.2. Planning Authority Reg. Ref. SD19A/0324; ABP Ref. 306409-20: Planning permission sought for, inter alia, a change of use from office to residential use, the extension and modification of the existing blocks, known as Block A and Block C and associated atrium into 86 no. residential units, consisting of 69 no. 1-bedroom apartments and 17 no. 2-bedroom apartments and all associated development. South Dublin County Council issued Notification of the Decision to Refuse Permission for this application on 10th December 2019 for 6 no. reasons summarised as follows the excessive height, bulk, scale and mass / visually obtrusive and adverse visual amenity impact; inadequate accommodation; overprovision of 1 beds; inappropriate landscaped area / open space; traffic congestion; and piecemeal in the absence of masterplan. The applicant subsequently appealed the application to An Bord Pleanála. The appeal scheme was refused for two reasons as described below on the 12th January 2021:

1. Having regard to the over-provision of one-bedroom apartment units, the inclusion of single-aspect north facing units, the absence of appropriate privacy screening to the ground floor level units and the poor quality communal open space, it is considered that the proposed development would conflict with the minimum standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued by the Department of Housing, Planning and Local Government in March, 2018, and as such, would result in a poor standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed site access arrangements, which do not include dedicated pedestrian and cycling infrastructure to serve future occupants of the residential scheme, it is considered that the proposed development would represent

an inappropriate form of development, which would create an unacceptable conflict between vehicular traffic and pedestrians and cyclists and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

- 4.3. Planning Authority Reg. Ref. SD19A/0328: Planning permission sought for, inter alia, a new building of 71 residential units known as “Block D” consisting of 46 no. 1-bedroom apartments, 19 no. 2-bedroom apartments and 6 no. 3-bedroom apartments across ground to 6th floor and all associated development. Notification of the Decision to Refuse Permission for this application issued on 11th December 2019. Planning permission was refused for the same 6 no. reasons issued in relation to the above application referenced for Blocks A and C. No appeal was brought in relation to this decision.
- 4.4. Planning Authority Reg. Ref. SD10A/0064; ABP Ref. PL06S.237700: 10-year permission granted on 9th November 2012 for a mixed-use development comprising commercial (office) use (circa 11,268 m² gross floor area), 5 no. retail units (circa 1,450 m² gross floor area), a crèche (circa 790 m² gross floor area), a café/restaurant (circa 285 m²), community rooms/management office suite (circa 228 m² gross floor area), and 346 no. residential units, to be accommodated in 15 no. blocks ranging in height from 3 to 6 storeys. This planning application includes part of the current appeal site (excluding the existing office buildings) and the entire site of the adjoining asphalt plant.
- 4.5. Planning Authority Reg. Ref. SD08A/0616: Planning permission granted on 9th December 2008 for an additional floor of office accommodation at 5th floor set-back level to the southern elevation of the existing SIAC HQ. An extension of the duration of this permission to 9th December 2018 was granted on 5th February 2014 under Planning Authority Reg. Ref. SD08A/0616 EP.
- 4.6. Planning Authority Reg. Ref. SD06A/1072: Planning permission granted on 8th May 2007 for a 4-storey extension over undercroft car parking on the southern elevation of the existing SIAC HQ.
- 4.7. Planning Authority Reg. Ref. S99A/0023: Planning permission granted on 7th May 1999 for a 4-storey addition linked by a glazed atrium to the existing 4-storey offices.
- 4.8. **Other relevant applications**

4.9. Quarry Site - Planning Authority Reg. Ref. SD10A/0064; ABP Ref. PL06S.237700 (as referenced above): 10-year permission granted on 9th November 2012 for a mixed-use development comprising commercial (office) use (circa 11,268 m2 gross floor area), 5 no. retail units (circa 1,450 m2 gross floor area), a crèche (circa 790 m2 gross floor area), a café/restaurant (circa 285 m2), community rooms/management office suite (circa 228 m2 gross floor area), and 346 no. residential units, to be accommodated in 15 no. blocks ranging in height from 3 to 6 storeys.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment and 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) 2009
- Design Standards for New Apartments Guidelines for Planning Authorities 2020
- Design Manual for Urban Roads and Streets (DMURS) 2019
- The Planning System and Flood Risk Management (including the associated Technical Appendices) 2009
- Childcare Facilities Guidelines for Planning Authorities 2001
- Urban Development and Building Heights Guidelines for Planning Authorities 2018
- Architectural Heritage Protection Guidelines for Planning Authorities 2011

5.2. National Planning Framework

5.3. The NPF seeks to achieve compact urban growth by targeting a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas and plans for growth of 490,000 to 500,000 people in the Eastern and Midlands Region.

- 5.4. The National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 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.
- 5.5. Objective 33 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.
- 5.6. Objective 35 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.
- 5.7. **South Dublin County Development Plan 2016-2022**
- 5.7.1. Zoning: The site is zoned 'Objective RES – To protect and/or improve residential amenity within the South Dublin County Development Plan 2016-2022. Residential use is permitted in principle.
- 5.8. General: Chapter 2 of the Plan outlines policies and objectives in relation to new housing and includes objectives relating to urban design, densities, building heights, mix of dwelling types and open space. In particular, section 2.2.2 of the South Dublin Development Plan sets out that densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services. As a general principle, higher densities should be located within walking distance of town and district centres and high capacity public transport facilities. Policies H8 Objectives 1 and 2 promote higher densities at appropriate locations. Development Management Standards are included in Chapter 11.

The following policies are of particular relevance.

- Policy 3 Protected Structures – consideration of affects of development on protected structures special character or appearance, including their historic curtilage.

- Policy H6 Sustainable Communities – support development of sustainable communities and ensure new housing development is carried out in accordance with Government Policy in relation to housing and residential communities;
- Policy H7 Urban Design in Residential Developments – ensure new residential development within the County is of high quality design and complies with Government guidance on design of sustainable residential development;
- Policy H10 Mix of Dwelling types – ensure wide variety of housing types, sizes and tenures;
- Policy H8 – residential densities – promote higher densities at appropriate locations;
- Housing Policy 9 – residential building height – seeks to support varied building heights across residential and mixed use area.
 - H9 – Obj. 1 seeks to encourage varied building heights in new residential developments;
 - H9 Obj. 2 - To ensure that higher buildings in established areas respect the surrounding context.
 - H9 Obj. 3 - To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing (with reference to Section 11.2.7 Building Height of the Plan).
- Policy TM7 – Transport and Mobility – policy of Council to take a balanced approach to provision of car parking with aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation. Number of supporting objectives (TM7 Obj.1) which seek to carefully consider the number of parking spaces provided to service needs of new development.

6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

- Application Form for a Section 5 Pre-Application Consultation Request in respect of a Strategic Housing Development;
- Cover letter and relevant fee;
- Part V Submission;
- Statement of Consistency and Planning Report;
- Architectural Design Statement;
- Housing Quality Assessment;
- Architectural Drawings;
- Landscape Design Report;
- Building Lifecycle Report
- DMURS Compliance Statement
- Flood Risk Assessment
- Engineering Services Report
- Outline Construction Management Plan
- Outline Construction and Demolition and Waste Management Plan
- Engineering Drawings

- Tree Survey, Removals and Protection Plans
- Arboricultural Report
- Traffic and Transport Assessment
- Parking and Mobility Management Plan
- CGIs
- Daylight and Sunlight Assessment
- Landscape Report
- Landscape Drawings
- AA Screening Report
- Archaeological Impact Assessment
- Acoustic Review

6.2.2. 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.

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

6.3. Planning Authority Submission

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, South Dublin County Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. The planning authority's 'opinion' included the following matters:

- The proposed residential development is permitted in principle under the RES zoning of the site. The proposed demolition works are also considered to be acceptable.

- Higher densities are appropriate in certain locations, particularly on high capacity public transport corridors. It is apparent that there are bus stops close to the site on Monastery Road and the site is also close to the Luas stop at the Red Cow. The site is also c.500m from Clondalkin Village Centre. The principle of increased density is accepted in this location as a result.
- The Planning Authority would welcome an assessment by the applicant, detailing how each individual requirement of SPPR3 of the Building Height Guidelines have been met.
- The applicant may be able to satisfactorily meet the criteria set out in the Building Height Guidelines and SPPR3 for the level of increased building height proposed. It is recognised that an increase to 6 storeys is reasonable having regard to SPPR 3, the associated criteria and noting the established nature of much of the buildings.
- The Planning Authority recognises that a significant level of work has been carried out in relation to the design and layout of the proposed development. Information has been provided regarding the future residential amenity, which is considered to be acceptable.
- Further details of 2 bed apartments is requested, in terms of whether they are 3 or 4 person.
- Any deviation from the standards should be clearly set out and justified.
- Hard landscaped area to the west had not been included in the sunlight assessment and it is the Planning Authority's opinion that it should be.
- The Planning Authority requests that the applicant consider whether communal facilities are appropriate in this instance.
- The applicant should provide further assessment of the visual impact of the proposed development from views outside of the application site, particularly from sensitive locations.
- The methodology for collection including bin lorry set down area must be set out clearly in any application.

- A noise impact and air quality assessment should be submitted as part of any planning application and it should be demonstrated how the layout has been informed by the results of the assessment.
- Justification in relation to the lack of childcare provision is considered to be acceptable.
- Further analysis will be undertaken by the Planning Authority to determine whether Part V is applicable to the 3 existing blocks.
- Further consideration is required on the open space hierarchy and function, as well as connectivity to the wider area. Open spaces should be designed to all relevant standards and should be functional within the overall proposed development. Pedestrian connections should be clearly indicated, and the public realm should be integrated into the adjacent development areas. Photomontages should be provided. Note concerns raised by Parks section.
- Further information is required regarding matters relating to roads / transportation issues.
- Further information is needed regarding a number of matters relating to surface water, in particular in relation to the surface water attenuation calculations, SuDS provision and pollution management.
- It is not considered that the proposal would harm the setting of the protected structure opposite the site.
- Ecological and Bat Surveys are requested.

Irish Water

6.3.2. The submission from Irish Water (dated 29th June 2021) states that a Confirmation of Feasibility has been issued for a development of 130 units on the site subject to the following:

Water: In order to accommodate the proposed connection at the Premises approx. 130m of a new 150mm ID pipe main is required in Monastery Road to connect the Development to the existing 8"uPVC main in Woodford Hill. Irish Water currently does not have any plans to extend its network in this area. The applicant will be

required to fund this network extension and obtain any consents or permissions for works not in the public domain.

6.4. Consultation Meeting

- 6.4.1. A section 5 Consultation meeting took place via a video conference on the 30th September 2021. 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.
- 6.4.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:
1. Previous reasons for refusal;
 2. Transport – including vehicle, pedestrian and cycle access, servicing and Monastery Road;
 3. Open Space;
 4. Apartment Standards; and
 5. Any Other Business.
- 6.4.3. 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 ABP-310416-21’ which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

- 7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2. 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 section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

- 7.3. 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.
- 7.4. 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.

8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted requires **further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. In the opinion of An Bord Pleanála, the following issues will need to be addressed in the documents submitted to which section 5 (5) of the Act of 2016 relates that could result in the constituting a reasonable basis for an application for strategic housing.

1. Pedestrian and Cycle Access

Further consideration of the documents as they relate to pedestrian and cycle access to/from the proposed development is required, in particular how the nature of this access/movement may alter as a result of the change of use from 'employment' to residential use. Consideration should include recognition of desire lines to public transport connections, particularly the Red Cow Luas stop to the east. As part of this, a pedestrian/cycle movement safety audit which would provide details of the scale of pedestrian movement associated with the existing office use, compared to that anticipated with the proposed residential use; along with a description of pedestrian and cycle routes from the site to surrounding areas; as well as any mitigation measures to ensure safe access and egress to the site for pedestrians and cyclists would assist, and demonstrate that these issues have been integrated in to the design of the scheme. Further consideration of this matter may require an amendment to the documents and/or design proposals submitted.

Specific Information

- 8.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:
1. Consideration is required of potential impacts upon the future residential populations of the proposed development on the site, resulting from the existing adjacent quarry use (noting that the applicant has no control over this use). Comprehensive air quality and noise assessments are required with monitoring of basis line levels to be undertaken from the subject site. Any mitigation should be clearly described alongside any measures to preserve mitigation features.
 2. Consideration is required of any matters that have potential to be material contraventions of the Development Plan, with submission of a statement regarding the same if required.

3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public open space. Any deviation from policy requirements should be highlighted and consideration as to whether a material contravention arises.
4. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required.
5. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). The methodology of the BRE guidelines should be followed and clearly stated within the submitted assessment. Analysis of all proposed units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass (where a stacked arrangement to room use is proposed). APSH analysis of both the proposed accommodation and existing properties should be provided. Overshadowing analysis of all exterior amenity areas both within the development and in surrounding areas should also be provided.
6. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
7. If telecommunications equipment is located on existing structures on the site, consideration is required on any potential impact as a result of the proposed works.
8. Details of waste storage and collection.
9. Details of Part V housing and evidence of discussion with the housing authority regarding the same.

10. Additional details and/or revised proposals in relation to ecology and a bat survey having regard to the comments of the Planning Authority.
 11. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.
 12. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
 13. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
 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.
- 8.5. 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. The Department of Culture, Heritage and the Gaeltacht
 2. The Heritage Council
 3. An Taisce
 4. Irish Water
 5. Transport Infrastructure Ireland
 6. National Transport Authority
 7. South Dublin Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the

Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Gleave O'Connor

Planning Inspector

16th November 2021